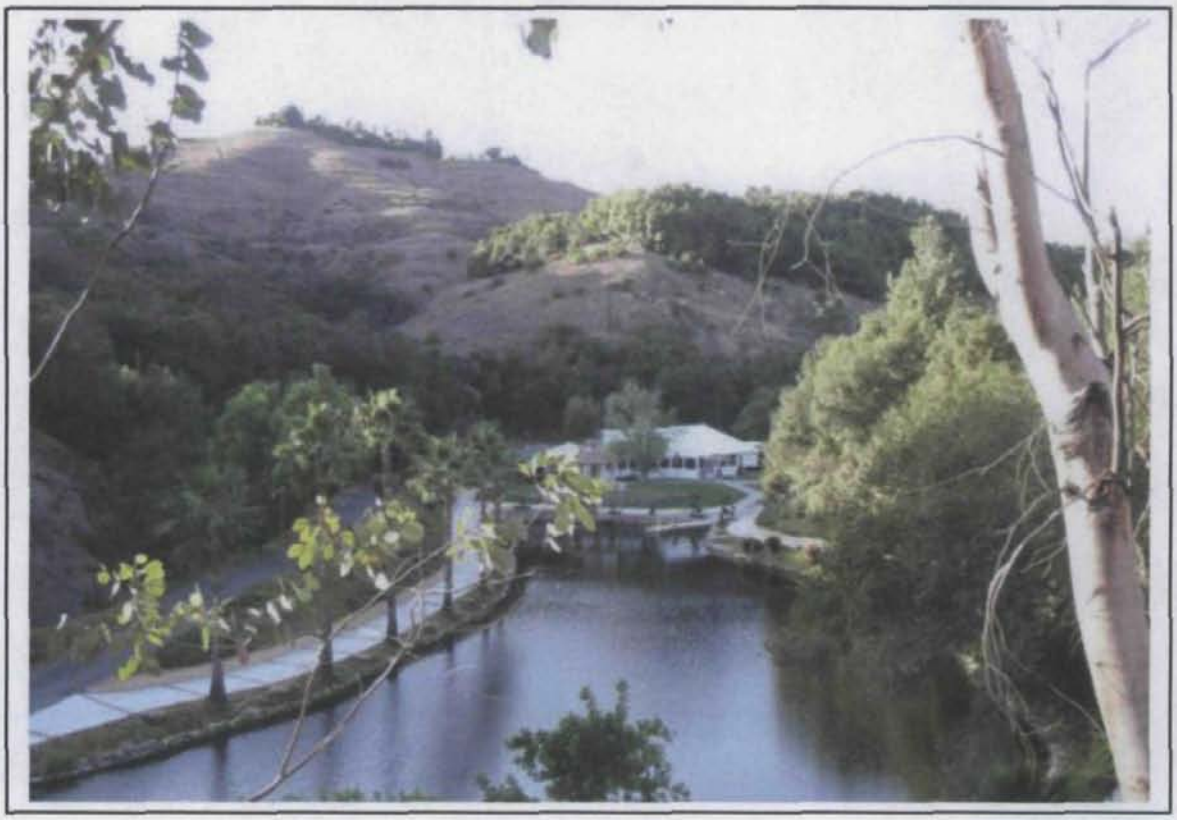
Version 9.5 15Jul2010

FIRE PROTECTION PLAN

Los Willows

North County Fire Protection District



August 13, 2007

(Revised October 26, 2009)
(Revised to Comments and Amended July 15, 2010)

Prepared & Certified By: David C. Bacon

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P 03-127
ER 10-02-009

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Los Willows
Fire Protection Plan

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Fallbrook, California
August 13, 2007 (revised October 26, 2009)
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Executive Summary

This Fire Protection Plan (FPP) evaluates the proposed changes to the Los Willows wedding facility in Stewart Canyon in Fallbrook, California, to ensure it does not unnecessarily expose people or structures to fire risks and hazards. The FPP identifies and prioritizes the measures necessary to adequately mitigate those impacts. The FPP has considered the property location, topography, geology, combustible vegetation (fuel types), climatic conditions and fire history. It considers water supply, access, structure ignitability and fire resistive building materials, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management.

The project was analyzed to identify potential adverse impacts and to identify adequate measures for impacts resulting from wildland fire hazards. The evaluation determined that the North County Fire Protection District (NCFPD), and adjoining Fire Departments including Deer Springs Fire Protection District (DSFPD) and the California Department of Forestry and Fire Protection (CAL FIRE), through mutual aid, will be able to provide adequate emergency services.

Additionally, this FPP includes fuel modification requirements to mitigate the exposure of people or structures to a significant risk of loss, injury or death from wildland fires. The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect one or more-at-risk communities and essential infrastructures. The plan recommends measures the property owner will take to reduce the probability of ignition of structures throughout the area addressed by the plan. Zone 1 is a landscaped zone commonly called the defensible space zone for fire suppression forces and aids in protecting structures from radiant and convective heat. This landscaped zone is permanently irrigated and consists of fire resistant and maintained plantings. Zone 2 is the area beyond Zone 1, including any manufactured slopes and excluding all prohibited highly combustible native vegetation, but permits plantings with very specific criteria.

Finally, this plan and its requirements will be incorporated by reference into the final project conditions of approval to ensure compliance with codes/regulations and significance standards.

Los Willows – MUP 03-127
FIRE PROTECTION PLAN

1.0 INTRODUCTION

This Fire Protection Plan (FPP) has been prepared for Los Willows, Inc. The purpose of the FPP is to assess the potential impacts resulting from wildland fire hazards and identify the measures necessary to adequately mitigate those impacts. As part of the assessment, the plan has considered the property location, topography, geology, combustible vegetation (fuel types), climatic changes, and fire history. The plan addresses water supply, access (including secondary/emergency access where applicable), structural ignitability and fire resistive building features, fire protection systems and equipment, impacts to existing emergency services, defensible space, and vegetation management. The plan identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the types and methods of treatment that will protect one or more-at-risk communities and essential infrastructures. The plan recommends measures the property owner will take to reduce the probability of ignition of structures throughout the area addressed by the plan.

Since submission of the last version of the Fire Protection Plan on August 13, 2007, extensive changes have been made to on-site facilities, and brush and trees have been cleared and removed. Two T hammerhead areas are proposed one near the north entrance south of the gate (at B on the Fuel Treatment Exhibit) and near the south entrance (at A on the Fuel Treatment Exhibit) areas of the project site and a_fire turnaround area has been constructed near the office. (at C on Fuel Treatment Exhibit). Previously, the front of the on-site office building consisted of wood, which has now been replaced with a stone exterior. The backside of the office building is the most vulnerable to a fire from the east. It previously consisted of windows and wood siding which has been replaced with stucco, and the windows have been removed. A small gazebo structure on-site that formerly consisted of wood siding has been removed and replaced with stone and stucco. The exterior of the agricultural storage building on-site, also known as the garage, has been replaced with stucco and stone and the eaves have been closed with non-combustible material. All roof vents on existing structures have been replaced with county approved O'Hagan vents. The paved surface of Stewart Canyon Road through the project site has been widened. It is the intent to amend the proposed Temporary Safe Refuge structure to the existing 2400 square foot main Office/Meeting building. A number of eucalyptus trees surrounding the existing boathouse have been removed.

Stewart Canyon Road through the project site is generally (between the northern and southern gates) 20 feet of paved width and turnarounds have been constructed on-site to accommodate fire and emergency vehicles. All underbrush on the hillside east of Stewart Canyon Road opposite the main gate to the project's southern entrance has been removed and cleared. The adjoining property east of Stewart Canyon Road through the project site has been weed whacked to two inches in height at the request of the Fire Marshal for North County Fire Protection District. Brush has also been cleared at the northern entrance to the project site on the east side of Stewart Canyon Road. On-site plants and trees found unacceptable by North County Fire Protection District have been removed.

The project applicant has also agreed to a Los Willows event cancellation policy that will result in the cancellation of events at Los Willows when the following triggers exist:

The applicant has agreed to cancel all events at Los Willows when the following fire conditions exist, this will be the responsibility of the project's Fire Coordinator.

Los Willows will designate a Fire Coordinator (FC), the individual named will be a specific top level employee, designation to be by title.

The Fire Coordinator will be responsible for insuring full fire compliance with this Fire Protection Plan, including monitoring for.

TRIGGERS

- FC must monitor National Weather Service to be aware of "Red Flag" weather
- If "Red Flag" weather, FC must contact NCFPD at 760-723-2005 or call the Duty Chief at 760-723-2018. Information may be available at www.northcountyfireprotectiondistrict.org.
- FC must check CALFIRE website www.calfire.gov for any fires in San Diego County or Riverside County.
- If fires exist in the area, FC must monitor dispatch website at http://www.radioreference.com/apps/audio/?ctid=219
- If there is a fire within 20 miles, FC to attempt to determine if threat to Los Willows
- If unable to determine if threat to Los Willows, FC must cancel or relocate event
- If fire is within 10 miles and threatening Los Willows, FC to cancel or relocate event
- Should there be insufficient time to cancel or relocate, all participants to be relocated to the TEMPORARY SAFE REFUGE building.
- If Los Willows receives SDG&E power shut down notice, all events must be cancelled for duration of shut down.

This event cancellation policy has been negotiated with and approved of North County Fire Protection District. Should the triggers cancel an event, it may be relocated to a permitted relocation site with adequate capacity.

2.0 PROJECT LOCATION, DESCRIPTION AND ENVIRONMENTAL SETTING

2.1 Project Location

The Los Willows site is located in the bottom of Stewart Canyon approximately 20 miles inland from the Pacific Ocean. Scattered homes, ranches, vineyards, orchards, a bed and breakfast inn and a nursery are found in the area surrounding the site.

Native vegetation bordering the facility on all sides is typical of southern California canyon and riparian climate plant communities. Plants found in the area consist of native and non-native annual grasses, coast live oak, sycamore, alder, elderberry, laurel sumac, and scattered chaparral. A map showing the regional setting of the site is shown on Photo #1 below.

The primary access into the project area is via Stewart Canyon Road, a county roadway which runs north and south. Most of the developed area is bordered by a year round stream and a riparian area on the western development boundary. There is a small lake located between the buildings and the lower parking lot. See Photo #1.

Photo # 1 – Aerial image of Los Willow Facilities, Note the Lake in the Center of the Property

2.2 Project Description

The Los Willows site consists of approximately 27.74 acres of land located in Fallbrook, California and designated as Tax Assessor's Parcel No. 108-382-08. The project site has been used for more than 20 years for wedding and team building events. The project applicant is seeking a major use permit to legalize these historic uses. No new structures are being proposed as part of the major use permit. The principal existing structures on-site consist of an Office/Meeting building proposed with improvements as the Temporary Safe Refuge structure, a wedding gazebo, a tent pavilion, a gazebo, an agricultural storage building, and several sheds. A plot plan of the site and existing structures is attached as APPENDIX 'H'.

The major use permit will limit wedding or social events to no more than 3 events per week and no more than 3 team building or corporate events per week and will prohibit team building or corporate events on the same day as a wedding or social event. Social events include birthday parties, anniversary parties, quinceanera, bar mitzvahs, fundraisers, company parties or similar events. Weddings or social events will be limited to no more than 250 guests on weekends and holidays and weekday weddings or social events will be limited to 75 guests. Team building or corporate events will be limited to a maximum of 100 guests. Corporate events include seminars, company picnics, charitable functions or other corporate functions or activities.

Los Willows is seeking a Major Use Permit to legalize these uses on the project site. In addition to other requirements, a Fire Protection Plan must be submitted to and approved by North County Fire Protection District (NCFPD) and accepted by the County Fire Marshall's Office. The FPP assesses the overall (on-site and off-site) wildland fire hazards and risks that may threaten life and property associated with the facilities at Los Willows. In addition, this FPP establishes both short-term and long-term fuel modification actions required to minimize any projected wildland fire hazards, and assigns annual maintenance responsibilities for each of the required fuel modification actions.

2.2.1 General Information

Owner: Catherine Ransom
530 Stewart Canyon Road.
Fallbrook, CA 92028

Approving Departments:
Fire Authority: North County Fire Protection District
Planning: San Diego Department of Planning and Land Use

2.2.2 Limited Operational Use of Site

Operational use of the Los Willows site will be limited as a result of conditions included in the major use permit. Wedding or social events will be limited to no more than three wedding or social events per week. The number of team building or corporate events will also be limited to no more than three events per week. Team building or corporate events will not be permitted on the same day as a wedding or social event. Weekday weddings or social events are limited to a maximum of 75 guests with weekend and holiday weddings or social events limited to no more than 250 guests. Team building or corporate events will be limited to a maximum of 100 guests with a total of no more than 50 vehicles and busses for all service providers and guests. All team building or corporate events will start not earlier than 9:30 a.m. and will end no later than 3:00 p.m. unless contracted for dinner which time they will end at 7:00 p.m. In combination, these conditions reduce potential fire risks on site by limiting both the number of events that can occur on a weekly basis and the number of guests.

2.3 Environmental Setting

2.3.1 Dates of Site Inspections/Visits Conducted

Site Visit & Purpose	Date
#1 Initial field visit Evaluate facility and primary and secondary access road locations	August 30, 2006
#2 Field visit Evaluate vegetation, road conditions, and fire access	September 21, 2006
#3 Field Visit Evaluate changes to facility and vegetation for updates to FPP	July 27, 2007
#4 Field Visit Evaluate impacts of Rice Fire	October 28, 2007
#5 Field Visit Evaluate meeting recommendations	April 21, 2010

2.3.2 Topography

The Los Willows facility is located in the bottom of Stewart Canyon approximately 20 miles inland from the Pacific Ocean. Stewart Canyon runs roughly north and south with an average slope of 2%. The hillsides to the east and west of the Los Willows facilities have an average slope ranging between 70% – 80%. The project area is located in slopes of less than 5%.

2.3.3 Climate

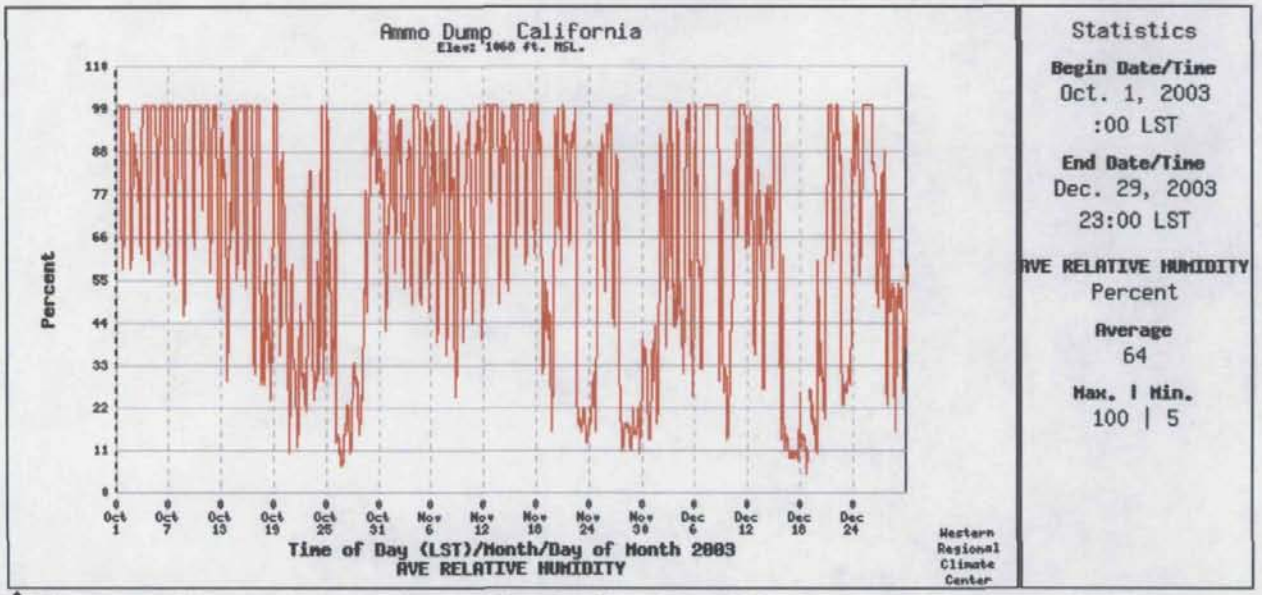
The vegetation beyond the immediate boundaries of the Los Willows site can be a threat to carry a moderate rate-of-spread and moderate intensity wildland fire from the north or east. The key to how fast, how hot and at what intensity a wildland fire will burn is directly related to wind speed; wind direction; the age, composition and condition of burnable vegetative fuel; and the amount of moisture in the atmosphere. Wind direction usually determines how dry or moist (expressed as relative humidity) the air will be in the wind pattern. Local weather conditions (wind speed and live and dead fuel moistures) still are the key ingredients in determining fire intensity and rate of spread.

The most critical wind pattern to Los Willows is an off-shore wind coming out of the north/northeast, typically referred to as a Santa Ana wind. Such wind conditions are usually associated with strong (> 40-MPH), hot, dry winds with very low (< 15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year. However, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

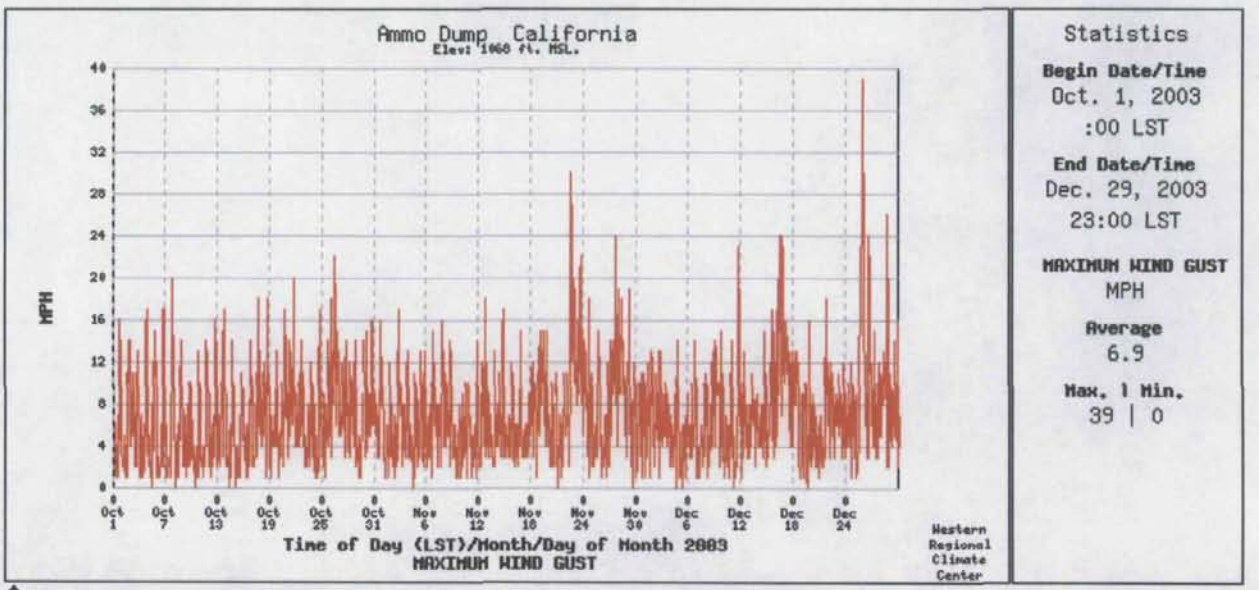
Fire agencies throughout the western United States rely on a sophisticated system of Remote Automated Weather Stations (RAWS) to monitor weather conditions and aid in the forecasting of fire danger. The closest RAWS to the project is the Ammo Dump RAWS. The data acquired from RAWS is important to modeling wildland fire behavior. The Ammo Dump RAWS is relatively new, having only been in operation since June of 2001. However, it did capture significant weather data during the major southern California fires of October 2003 as shown in Figures 1 and 2. In reviewing the figures, note that in late October both the winds on both fires were moderately strong and relative humidity was very low, an indicator of a Santa Ana wind event. As can be seen in the figures, this weather pattern occurred again in late November and mid-December. However, the December wind was accompanied by high relative humidity indicative of a winter storm and therefore not a wildland fire concern.

Due to the fact that the Ammo Dump RAWS is relatively new, there is insufficient data representative of the extreme weather conditions. The RAWS is located approximately 12 miles to the west of the project at an elevation of 1,068 feet. Data for all RAWS is archived in the Western Region Climate Center in Reno, Nevada. The historic weather data was used to help determine the fuel moisture regimes found in Section 2.3, Wildland Fire Behavior Calculations For The off-site and on-site hazardous vegetative fuels.

The typical prevailing summer time wind pattern is out of the south or southwest and normally is of a much lower velocity (5-15 MPH with occasional gusts to 30-MPH) and is associated with higher relative humidity readings (> 30% and frequently more than 60%) due to a moist air on-shore flow from the ocean.



↑ **Figure 1 – Average Relative Humidity Profile – Fall 2003**



↑ **Figure 2 – Wind Gust Profile – Fall 2003: Note That The Spikes In Wind Speed Are Frequently Associated With Low Relative Humidity, Often Associated With Santa Ana Wind Condition.**

All other (northwest, south, west) wind directions may be occasionally strong and gusty. However, they are generally associated with cooler moist air and have higher relative humidity (> 40%). They are considered a serious wildland fire weather condition when wind speeds reach > 20-MPH.

Any wind or topography driven wildfire burning under a northeastern (*Santa Ana*) wind pattern through areas to the north and east creates a wildland fire hazard to Los Willows. Wildland fires starting north of the development on a typical fire day with a southwest up canyon wind will burn away from the Los Willows facilities and will generally not be a significant wildland fire threat. However, a fire starting south of the development on a typical summer day with a

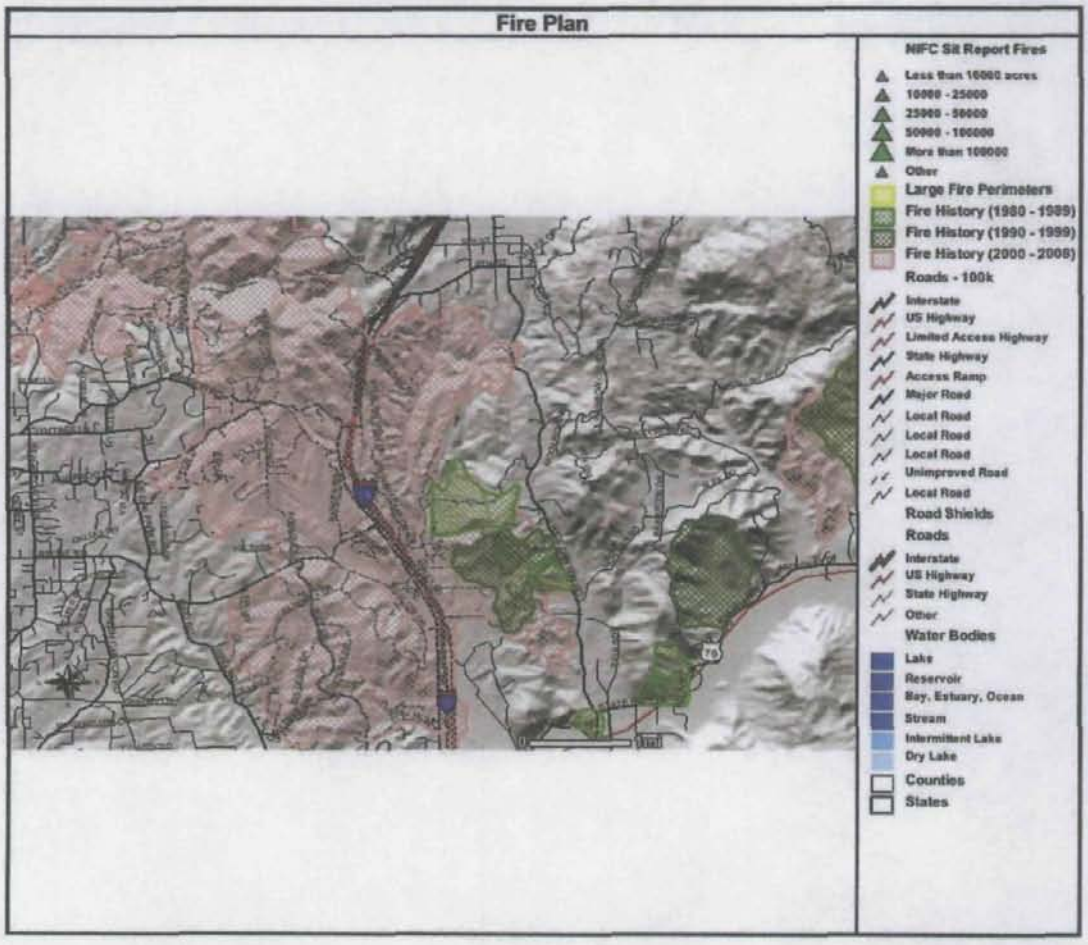
southwest up canyon wind will create a wildland fire threat to Los Willows. The strongest winds are likely to occur from the northeast. To the facility's benefit, the topography is downhill and sheltered somewhat from the wind, which will reduce fire behavior. With fuel treatments, fire behavior and intensities will be significantly reduced.

2.3.4 On Site Vegetation

The vegetation existing on site consists of irrigated landscaping. In reviewing the existing and mature landscape plants present at Los Willows, the owner has removed plants and trees identified as a fire risk by North County Fire Protection District. The remaining unapproved plants and/or trees do not pose any inherent fire risk as they are irrigated, have been properly maintained, and are isolated from other plant material, thus reducing the threat of ignition.

2.3.5 Fire History

For the last thirty (30) years no wildfires have affected the project site with the exception of the October 22, 2007, Rice Canyon Fire. The 2007 Rice Canyon Fire burned a small portion of on-site vegetation west of the creek bed but did not burn any of the on-site structures or facilities other than the pedestrian bridge that burned due to the storage of firewood in that area. The Rice Canyon Fire burned approximately 9,472 acres of land including 7,500 acres of land in the Fallbrook area, and destroyed 206 residential structures, 2 commercial properties and 40 out buildings. The ability of the project site to withstand the Rice Canyon fire was due to a combination of the irrigated landscaping on-site, the separation of existing structures from flammable vegetation, the extensive paved surfaces on-site and the one-half acre spring-fed lake. The combination of these factors allowed the project site to avoid fire damage to the on-site buildings. During the Rice Canyon Fire, the project site was used as a staging area by fire service personnel fighting fires in the area.



2.3.6 On-site and off-site land uses

The project site has been used for more than 20 years for wedding and team building events. The major use permit would legalize these uses. No new structures are being proposed as part of the major use permit The principal existing structures on-site consist of an office building, a wedding gazebo, a tent pavilion, a gazebo, an agricultural storage building, and several sheds. A plot plan of the site and existing structures is attached as Exhibit "H".

On-site uses consist of an agricultural storage building, a tool shed, an office, a bar canopy, a ballroom pavilion and restrooms, a wedding cake gazebo and wedding gazebo surrounded by irrigated landscaping and concrete walls, walkways and lawn. A one-half acre spring-fed lake is located in the center of the property approximately 200 feet south of the office. The irrigated landscaping, lawns and concrete surrounding the existing structures and the spring-fed lake collectively reduce the on-site fire risk. As a result of these on-site conditions, no Los Willows structures were burned during the recent Rice Canyon fire.

Surrounding off-site land uses include an existing home north of the project site with a non-combustible 6 foot block wall and concrete tennis court that separates this property from the Los Willows property; a bed and breakfast inn maintained by Los Willows east of the project site with an irrigated vineyard; and undeveloped property to the south containing a blue line creek. Flooding of this stream in the 1960s and 1970s repeatedly

washed out Stewart Canyon Road which was situated in the middle of the stream at that time. Stewart Canyon Road was subsequently relocated east of the creek. The present course of the stream and associated riparian vegetation is located 20 to 30 feet west of the paved portion of Stewart Canyon Road. Fire clearing has occurred in this area for a number of years; and, a full scale nursery consisting of 100 acre residence with little or no native vegetation to the west.

2.3.7 Public and private ownership of land in the vicinity

All of the land surrounding the site is in private ownership.

3.0 GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE

The County's Wildland Fire Guidelines recognize that a significant wildland fire impact will occur from project implementation if there is substantial evidence that any of the following will occur:

- The project cannot demonstrate compliance, or offer 'same practical effect', with applicable fire regulations, including but not limited to the California Fire Code, California Code of Regulations, County Fire Code, or the County Consolidated Fire Code;

- A comprehensive Fire Protection Plan has been prepared for the project and the project is inconsistent with its recommendations including fuel modifications;

- The project cannot meet the emergency response objectives identified in the Public Facility Element of the County General Plan or offer 'same practical effect'.

The preceding significance guidelines will be used in evaluating fire impacts for the Los Willows major use permit.

4.0 ANALYSIS OF PROJECT EFFECTS

4.1 Adequate Emergency Services

The project site presently consists of one parcel approximately 27.74 gross acres in size as a result of a merger of the two prior lots approved by the County in February 2008. Commercial uses being proposed as part of the major use permit are neighborhood commercial uses which will be limited under the major use permit to no more than 3 wedding or social events per week and no more than 3 team building or corporate events per week with the team building events or corporate events prohibited the same date as any wedding.

Fire response times are governed by the State of California and County's Public Facility Element. The County's Public Facility Element (Public Facility Element p. XII-11-12) provides that neighborhood commercial development is governed by a fire response time of 10 minutes.

The Los Willows site is located approximately 2.8 miles from North County Fire Protection District Station #4 located at 4375 Pala Mesa Drive. Station #4 of NCFPD is a fully

manned and operational fire station 24 hours per day, seven days per week. North County Fire Protection District ("NCFPD") has determined the fire response time to the site is 5 minutes. This is well below the 10 minute response time prescribed by the County's Public Facility Element. Accordingly, the project is in full compliance with County requirements governing emergency response travel times.

4.2 Access Roads and Gates

The primary access to the site is from Stewart Canyon Road commencing at Old Highway 395 and Pankey Road which extends north through the project site. The distance to the project site from Old Highway 395 and Pankey Road is approximately 5,200 feet. Palomar College is proceeding this year with a project that includes a connection called Horse Ranch Creek Road that will connect the Pankey Road, Stewart Canyon and Canonita intersection south to Highway 76. With construction of the Canonita extension, the distance from the Canonita intersection to the project site is approximately 4,039 feet. Stewart Canyon Road is a county maintained road until approximately ½ mile from the lower entrance of Los Willows where it is a County Service Area (CSA) road approved by formal action of the Board of Supervisors of the County in 1970. For this upper portion of Stewart Canyon Road, the County provides both road repair and road maintenance and levies these charges on properties within the CSA area.

Between Old Highway 395 and Pankey Road, Stewart Canyon Road is an east/west 2-lane undivided non-circulation element public roadway with a total paved width of approximately 40 feet. At the intersection with Pankey Road, Stewart Canyon Road changes direction and becomes a north/south road. Just north of Pankey Road to approximately Skyline Circle, Stewart Canyon Road is 2-lane public roadway with a painted yellow centerline and a total paved width of approximately 33 feet. These portions of Stewart Canyon Road meet the County fire access requirement for 24 feet of paved width.

Approximately one-half mile from the lower entrance (southern) of Los Willows, Stewart Canyon Road becomes a County service area (CSA) road. The CSA portion of Stewart Canyon Road commencing approximately one-half mile from the lower entrance of Los Willows to the southern end of the project site have been recently measured and this CSA portion provides 24 feet of paved width. The exception is approximately 50 feet of this roadway commencing 50 feet south of the southern gate is 21.5 to 23.4 feet in width. The narrowing is caused by two mature oak trees, near the roadway edge. The vegetation under these oak trees consists of dried grasses and dead vegetative cover that can be fire cleared without harming the oak trees. The continuation of the road north from the southern gate to the northern entrance varies and generally has a 20 foot width. The width of Stewart Canyon Road provides adequate width to accommodate both fire and emergency vehicles.. Two T Hammerheads will be included as part of the project. One of these T Hammerheads is located south of the Los Willows northern gate on the east side of Stewart Canyon Road. The second T hammerhead is located just south of the southern Los Willows gate on the west side of Stewart Canyon Road. Both of these hammerheads are shown on the plot plan. A turnaround area for fire and emergency vehicles has also been provided on-site near the existing office and tent. This turnaround area provides a diameter of approximately 70 feet and 28 foot inside turning radius with a vertical clearance of 13.6 feet. Three means of

emergency service access to the project site are presently provided. Stewart Canyon Road extends through the project site from the southern hammerhead turnaround to the northern turnaround and generally has a 20 foot pave width, which is adequate to accommodate fire and emergency vehicles. The main parking lot for guests is accessed via the southern entrance of Los Willows and opens directly onto Stewart Canyon Road. An interior 9 foot non-code compliant utility road connects the lower parking lot with the northern or upper parking lot and provides a second means of access for fire and emergency vehicles. A third means of access to the site is from the paved road that connects through the bed and breakfast site also owned by Los Willows. The three means of access to the site are shown on the revised plot plan marked as access 1,2, and 3.

The main gurst parking lot is accessed via the southern entrance of Los Willows, which opens directly onto Stewart Canyon Road. An all-weather surfaced non-code compliant 9 foot wide utility road connects the lower parking lot with the northern or upper parking lot within the facility, the area has been cleared to allow for the width and height needed for emergency appartus/equipment. Emergency vehicles are able to access this road and do not have to rely on Stewart Canyon and any subsequent traffic to reach the north end of Los Willows. Use of the access road by emergency vehicles will enable firefighters to set up a line of defense against any wildfire that threatens the facility from the west.

Both the upper and lower parking lots are gated entrances to Los Willows from Stewart Canyon Road. The lower gate is open when there are guests at Los Willows. The main entrance is through the upper parking lot and is used for deliveries and office staff. The main gate is operated electronically with a manual backup but remains in the open position during business hours. An existing "Knox" box access system is installed on the main gate. Upon activation of the key switch, the gate (egress and ingress) opens and remains open until returned to normal operation by means of the key switch. The key switch shall be readily visible and unobstructed at all times. The "Knox" box will be clearly labeled with a permanent red sign with not less than ½" contrasting letters reading "FIRE DEPT" or with a "Knox" decal. All gates will be automatic, and will open to full Fire Code-required width, will meet UL325, and be equipped with a Knox key override meeting NCFPD key specifications. The plot plan will include a note that describes the operation of the gates and that it must comply with NCFPD requirements.

"NO PARKING FIRE LANE" signs that reference California Vehicle Code §22500.1 will be posted along the lower parking lot fire access and along Stewart Canyon Road leading to the north access to preclude drivers from unwittingly obstructing access and evacuation width, they will be viewable from both directions of travel.

The feasibility of secondary access using Stewart Canyon Road north of the project site has been explored with both County staff and North County Fire Protection District. Due to the lack of secondary roads in this area, the only viable secondary access is Stewart Canyon Road running north of the project site. Approximately one-half mile north of the northern project gate, Stewart Canyon Road dead-ends into the Schaar property and is gated and blocked at that location. An examination of this road, ownerships through this area, and its condition has led to the conclusion it is not a viable secondary access route. Other fire measures have therefore been implemented to achieve 'same practical effect'.

4.3 Water Supply

The Los Willows water supply is provided by the Rainbow Municipal Water District water system. A one million gallon water storage tank is situated on the ridge above Los Willows and supplies water to the facilities and other customers in Stewart Canyon. Fire hydrants are located in Stewart Canyon and are fed by six-inch water mains that exceed 200 psi. Based on the above information these hydrants should meet or exceed the minimum fire flow for new residential construction of 2500 gpm. If required by the NCFPD actual fire flow will need to be determined by the owners of Los Willows.

4.4 Ignition Resistant Construction and Fire Protection Systems

No new structures are being proposed as part of the Los Willows major use permit. The 2400 square foot office building will receive ignition resistant improvements as required to fully comply with County Building and Fire Codes as a Temporary Safe Refuge Facility.

4.4.1 Temporary Safe Refuge Structure

This Office/Meeting building will be ignition resistant consistent with the most restrictive elements of the Consolidated County Fire Code. The building will have bathrooms, air conditioning and automatic fire sprinklers and will be provided with vents that prevent the entry of burning embers. The Temporary Safe Refuge building will have optimum communication systems in place and operable at all times that visitors are on site. This will include radio, television, telephone, fax and internet capability with back-up power for these devices. That back-up power will be provided for both the building and pathway lights. **See 4.4.1a for Office Correction to Code.**

The pathway to the building will be lighted and appropriate for wheelchair and shuttle use. Two-way radios will be utilized by all staff to coordinate active protection efforts outside of the building, such as fire hose use and any escorting of visitors during relocation. Contact information such as telephone numbers (including cellular), fax numbers, e-mail addresses, radio frequencies and staff descriptors will be maintained and updated as needed and reviewed at least annually.

Staff training will be completed as recommended by the North County Fire Protection District with the costs of this training paid by Los Willows. Records of this training will be maintained. Periodic exercises will be performed on site in order to assure the effectiveness of these procedures and the efficiency of staff. (Appendix K)

Print materials have been prepared by Los Willows to ensure that all guests are properly informed of both the Temporary Safe Refuge building and proper evacuation should it become necessary. These print materials are attached as APPENDIX 'J' to this report. The wedding brochure for Los Willows includes a note to all wedding guests informing them that in the event of a brush fire they will either be escorted to their vehicle by Los Willows staff allowing them to exit Stewart Canyon or will be escorted by Los Willows staff to the Temporary Safe Refuge. Upon arrival, all event guests will be provided with a safety notice informing them that in the event of a brush fire they will either be escorted by Los Willows staff to their vehicle or to the Temporary Safe Refuge. The shuttle bus driver that picks up all guests from the parking lot to the wedding site will also point out the location of the Temporary Safe Refuge to all event guests and inform them again that in the event of a brush fire they are either to be escorted to their vehicle by Los Willows staff or will be escorted to the

Temporary Safe Refuge.

The Los Willows website fire safety page also includes specific questions and answers informing all event guests in the event of a brush fire they will either be escorted to their vehicle or to the Temporary Safe Refuge building and providing information to them about both the communications available within the Temporary Safe Refuge building and the Los Willows event cancellation policy. A letter will also be provided by Los Willows to neighbors that reside in Stewart Canyon to inform them of the Temporary Safe Refuge building and their ability to use the Temporary Safe Refuge building in the event of a wildfire. These materials are provided as part of APPENDIX 'J' to this FPP. The Temporary Safe Refuge building and Temporary Safe Refuge program has been developed by Don Oaks following negotiations and discussions regarding the required components of this Temporary Safe Refuge building with the Fire Marshal for North County Fire Protection District. (Location and description has changed since the initial concept)

4.4.1a Office/Meeting Correction Items for Temporary Safe Refuge Structure Code Compliance.

Structure

1) Install a NFPA 13 compliant Residential Sprinkler System.
2) Retrofit existing windows with Chapter 7a compliant window assemblies.
3) Overlay larger plate glass windows with second plate glass assembly (product similiar to specifications of Armor Glass www.armorglass.com .)
4) Replace whirly bird vent with O'Hagan vent.

Defensible Space Improvements

1) Remove Pepper Tree left of Office entrance.
2) Remove/Relocate Royal Storage container closest to structure to ensure clear travel around outside of structure envelope.
3) Remove all smaller storage containers
4) Drywall interior of shade structure for ice machine.

Landscape Improvements

1) The entire area is currently landscaped to Zone 1 Standards, however the type of plantings will be changed. Plantings in same palette as Office entrance.
2) Remove Oleanders, any shrub will not exceed 18in in height.
3) Remove all remaining pines/junipers east side along 6ft masonry wall

4.4.2 Fire Code Building Standards

No residential dwellings exist on the project site. On-site structures consist of the office building, a tent pavillion, a wedding gazebo, a small gazebo structure, an agricultural storage building and four sheds. Roofs on all of these structures are of Class A construction, with the exception of the tent pavillion. The tent pavillion is flame retardant and meets all Fire Code requirements. The wood siding previously in the front of the office building on-site has been replaced with stone siding and the windows and wood siding previously at the back of the office building have been replaced with stucco. The small gazebo on-site which previously consisted of wood siding which has been removed and replaced with stone and stucco. The exterior of

the agricultural storage building on-site also known as the garage has been replaced with stucco and stone and the eaves have been closed with non-combustible material. All roof vents on existing structures on-site have been replaced with O'Hagan vents. The wedding gazebo includes a Class A roof and a tile floor. The agricultural storage building on-site and the four sheds are used for storage only with no human occupation of these structures. The Travel Trailer in close proximity to the Office will be removed from the site.

Most of the structures onsite have existed for approximately 20 years. Any new structures proposed in the future onsite will be required to meet all Fire Code and Building Code requirements for new structures.

4.5 Defensible Space and Vegetation Management

4.5.1 Off-Site Fire Hazard and Risk Assessment

In assessing the wildland fire hazard it is necessary to consider plant succession and the climax plant communities. The vegetation described below is the most likely climax plant community that will exist without human intervention and the one utilized for planning purposes.

Native vegetation bordering the facility on all sides is typical of southern California canyon and riparian climax plant communities. Plants found in the area consist of native and non-native annual grasses, coast live oak, sycamore, alder, elderberry, laurel sumac, and scattered chaparral. See Photo #2. Most of the oak and other native trees are mature and indicate a stable and climax plant community.

The following is a description of the adjoining properties surrounding Los Willows. Collectively these off-site uses minimize fire risks to Los Willows.

Property to the North – A non-combustible 6' block wall and concrete tennis court separate the Los Willows property from the property on the north. All native understory vegetation within at least 50' of the property line to the north/northeast has been significantly reduced or removed from the hillsides by the adjacent property owner. See Photo #2.

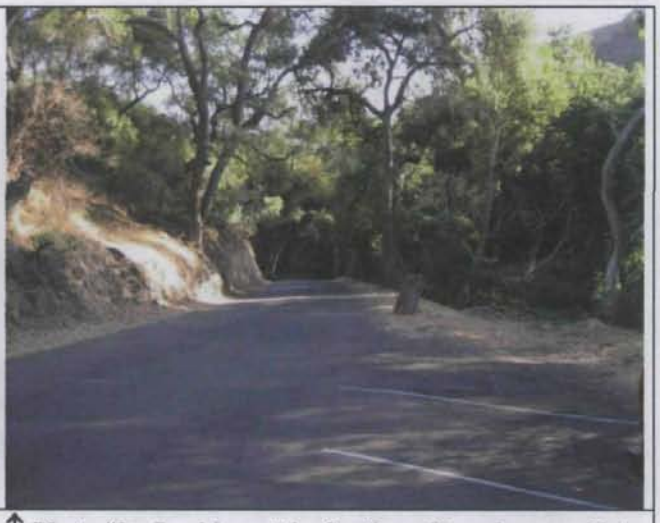
Property to the East – The property to the east of the project site is owned and maintained by Los Willows as a bed and breakfast site. The undeveloped portion of this site consists of irrigated ice plant and an irrigated vineyard. Native oaks trees have been trimmed up six (6) feet above ground and understory vegetation cut to 2" in height. The remaining property bordering Los Willows to the east consists of approximately 5 acres and is comprised of native and non-native grasses that have been cleared to a 2" height. There are no other fuel sources on this property other than mature oak trees located on the southeast side of Los Willows which have also been trimmed up six feet above ground and understory vegetation cut to two inches in height.

Property to the South – This undisturbed property is in a blue line creek area and is environmentally sensitive. No clearing is allowed in this area except for the removal of non-native encroaching plants such as Arundo donax (Giant Reed) which is eradicated by the State of California. Vegetation in this area consists of typical

riparian species including sycamore and oak trees. See Photo #3. Due to the presence of the creek bed, this area remains moist all year. Stewart Canyon Road has been relocated east of this creek bed with the riparian vegetation located 20 to 30 feet from the paved surface for Stewart Canyon Road, which is to current Code. This area has been fire cleared and maintained over a number of years.

Property to the West – Bordering Los Willows on the west is a full-scale nursery consisting of 100 acres with little or no native vegetation. Hillside vegetation has been hand cleared and the numerous pads present are without any natural vegetation and house seedlings in pots. This property is completely irrigated.

↑ **Photo #2 – Looking Northeast Across Stewart Canyon Road from the North Parking Lot. All Understory Vegetation Has Been Removed Across the Road.**



↑ **Photo #3 – Looking at the Southern Boundary. Note the Mature Oaks.**

4.5.2 On-site Fire Hazard and Risk Assessment

The developed areas of Los Willows are landscaped, irrigated and interspersed with roadways, walkways and parking lots. A ½-acre spring-fed lake is located in the center of the property approximately 200 feet south of the office.

There are several non-residential structures including a tool shed, office, two storage buildings, two gazebos, a tent pavilion and restrooms. With the exception of the tent pavilion, roofs on all of these structures are of Class A construction. The tent pavilion has been approved by NCFPD and meets all current codes. The following is a list of each structure and a description of the surrounding landscape material within 100 feet of each structure beginning at the north end of the property.

1. Agricultural Storage Building (aka Garage) – No vegetation is present north, east and south of building. The west side is bordered by the stream/riparian area, a native oak and a cinder block planter with four queen palm trees west of this building.

2. Tool Shed (aka Small Gazebo) – A small block wall planter surrounds half of the structure utilizing small plants and flowers. The remaining portion consists of asphalt and/or concrete. There are four remaining junipers lining the driveway between the riparian stream and the roadway on the west side. These junipers are irrigated with red apple groundcover underneath and well spaced. It is recommended that these be removed as they mature and/or die and be replaced with trees from the approved plant list. However, they pose little hazard to this building or the office at this time since all dead material is completly removed on a continual basis. See Photo #4.

3. Office – Concrete patio surrounds the entire building. Two small brick planters are adjacent to the structure and consist of a small palm, boulders and flowers while the second planter contains a mature oak tree that has been properly maintained. Irrigated lawn lies beyond the structure to the south. To the north of the office building is one mature oak tree, a small pepper tree and a plum tree that have been properly maintained. The owner of Los Willows has removed 35 full grown Mexican Fan Palms and two pine trees that formerly existed in this area. On the east side of Stewart Canyon are several mature oak trees that have been trimmed to six feet above ground level and the understory has been cut to two inches in height. Section 4.4.1a will further enhance the plantings around the Office building to a lush Zone 1 standard.

↑ **Photo # 4 – Remaining Junipers Along Driveway. Note Canopy Separation and Proximity to Stream Bed**

↑ **Photo # 5 – Office with Mature Oaks to the North and Irrigated Landscaping**

4. Bar Canopy – No vegetation is present on three sides of the canopy leaving only the eastern planter consisting of a few small palms and flowers.

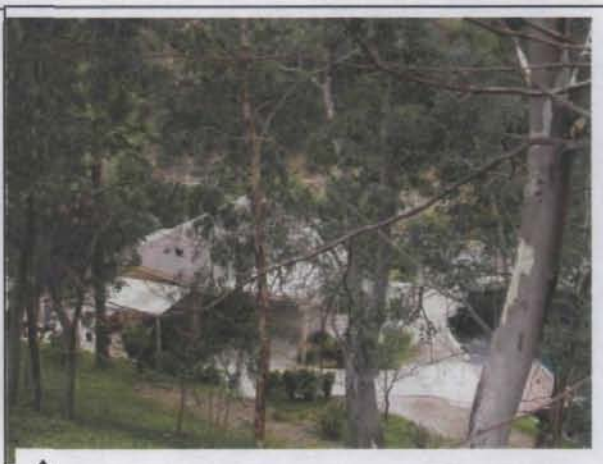
5. Ballroom Pavilion and Restrooms – The north and west sides consist of a small block wall planter containing small shrubs and flowers. See Photo #6. Asphalt is beyond the planter, with the stream further to the west with no understory plants and only mature oak trees. East and south of the structure there are concrete walkways and irrigated lawn.

6. Food and Beverage Patio with Canopy –The eastern side consists of native, mature oak trees and ice plant ground cover. The north and west sides consist of concrete walkways and lawn. The south side consists of a small block wall planter with a queen palm and shrubs or flowers.

7. Wedding Gazebo – This is completely surrounded by concrete walkways and lawn.

8. The amended Temporary Safe Refuge concept with use of the existing Office building required improvements for the Temporary Safe Refuge structure are detailed Section 4.4.1a

↑ **Photo #6 –Looking South at the Tent Pavilion**



↑ **Photo # 7 – Location of Storage Building. Note previous Eucalyptus trees on the Slope, most of which have now been removed.**

In reviewing the existing and mature landscape plants present at Los Willows, the owner has removed plants and trees identified as a fire hazard by North County Fire Protection District. The remaining unapproved plants and or trees do not pose any inherent fire risk as they are irrigated, have been properly maintained, and are isolated from other plant material, thus reducing the threat of ignition. The owner must maintain and prune on a yearly basis all plant material as discussed in the Fuel Modification and Treatment Plan in Section 4.7.

It should also be noted that CAL FIRE has previously considered Los Willows as a staging area for emergency operations in the Stewart Canyon due to the presence of the lake for accessible water and the vehicle turnaround capability as Stewart Canyon has no paved turnaround area north of Los Willows.

Previous fire risks to existing uses in the project area as a result of dry brush and flammable vegetation within Stewart Canyon has been significantly reduced as a result of cleanup efforts implemented by Los Willows. Commencing at the southern boundary of the site and extending to Stewart Crest Road, a distance of approximately one-quarter of a mile, Los Willows has removed scrub oak and flammable vegetation in Stewart Canyon and has trimmed the remaining oak trees in the canyon to meet Fire Code requirements. These actions have significantly reduced the fire hazard to both Los Willows and the adjoining residences and agricultural uses in the area.

On-site fire hazards are limited due to the irrigated landscaping, the spring-fed lake and the fact that on-site structures are separated from habitat having a high fuel potential as a result of concrete driveways, walkways, and lawns surrounding the existing structures. Fire threats in the surrounding area are also limited as a by-product of the non-combustible six foot block wall and concrete tennis court

separating the site from the property to the north, the irrigated ice plant and vineyard on the bed and breakfast site to the east, the full scale nursery which is completely irrigated west of the project site and the creek bed on the property to the south of the project site which remains moist all year. The project does not result in any significant fire risks as a result of the extensive fire improvements previously implemented by Los Willows both on-site and off-site.

4.6 Vegetative Fuel Assessment

The BEHAVE Plus 3.0.1 fire behavior computer modeling system was developed by USDA–Forest Service research scientists at the Intermountain Forest Fire Laboratory, Missoula, Montana, and is utilized by wildland fire experts nationwide. "Because the model was designed to predict the spread of a fire, the fire model describes the fire behavior only within the flaming front. The primary driving force in the fire behavior calculations is the dead fuel less than one-fourth inch in diameter; these are the fine fuels that carry the fire. Fuels larger than three (3") inches in diameter are not included in the calculations at all (Andrews 1986)".

The BEHAVE Plus fire model describes a wildfire spreading through surface fuels, which are the burnable materials within six (6') feet of the ground and contiguous to the ground. Regardless of the limitations expressed, experienced wildland fire managers can use the BEHAVE Plus modeling system to project the expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. The ***FIREWISE* 2000, Inc.** evaluation team used the computer based BEHAVE Plus Fire Behavior Prediction Model to make the fire behavior assessments for the Los Willows Development.

A key component of this project's FPP are the projections of expected wildland fire behavior for the existing Coastal Live Oak Woodland and treated native and exotic fuels. Below are the fire behavior calculations for the area surrounding Los Willows followed by appropriate mitigation measures.

4.6.1 Wildland Fire Behavior Calculations for the On and Off-Site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels on the undeveloped areas in proximity to the proposed buildings and boundaries of the facilities. Two (2) scenarios are presented based on "worst case" San Diego County fire weather assumptions. Each scenario displays the expected Rate of Fire Spread (expressed in feet per minute), Fireline Intensity (expressed in British Thermal Units per foot per second) and Flame Length (expressed in feet) for two (2) separate BEHAVE Plus–Fire Behavior Prediction and Fuel Modeling System Computer Calculations: one for the untreated fuels, and one for the treated fuels following the completion of the required fuel modification work. The tables also include the calculation inputs used in the BEHAVE Plus program which were obtained from project site observations and fuel levels typically observed during the local fire season (See APPENDIX 'C').

Fire Scenario # 1

(Late Fire Season With North, Northeast And East 60 MPH Wind Conditions)

Table 2.5.1 ***Northern Project Boundary***	
Fire Behavior Calculation Input Data • 30 percent slope • 60 mph 20-foot wind speed • 270° aspect from north • 45° wind direction from north	**Anticipated Fuel Moistures** * 1-Hour Fine Fuel Moisture of .....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of ..... 5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....50%
Expected Fire Behavior **Combined Fuel Model: FM9 (Hardwood w/litter & FM2 (Timber w/grass & understory)**	
Rate of Spread - 239 feet/minute	
Fireline Intensity - 7,027 BTU's/foot/second	
Flame Length - 26.5 feet in length	
Expected Fire Behavior **Treated Fuels: Fuel Model 9 – Hardwoods with litter 20%**	
Rate of Spread - 123 feet/minute	
Fireline Intensity - 997 BTU's/foot/second	
Flame Length - 10.8 feet in length	

Fire Scenario #2

(Late Fire Season With Above Average 30 MPH Southwest Prevailing Wind Conditions)

Table 2.5.2 ***Southern Project Boundary***	
Fire Behavior Calculation Input Data • 40 percent slope • 30 mph 20-foot wind speed • 180° aspect from north • 225° wind direction from north	**Anticipated Fuel Moistures** * 1-Hour Fine Fuel Moisture of .....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of ..... 5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....60%
Expected Fire Behavior **Combined Fuel Model: FM9 (Hardwood w/litter & FM2 (Timber w/grass & understory)**	
Rate of Spread - 72 feet/minute	
Fireline Intensity - 2,009 BTU's/foot/second	
Flame Length - 14.9 feet in length	
Expected Fire Behavior **Treated Fuels: Fuel Model 9 – Hardwood Litter**	
Rate of Spread - 38 feet/minute	
Fireline Intensity - 311 BTU's/foot/second	
Flame Length - 6.3 feet in length	

In summary, the tables above show the change in fire rate of spread, intensity and flame length for the two worst case scenarios following the completion of the required fuel modification as compared to pre-treatment fire behavior. These treatments coupled with the existing irrigated landscape throughout the site and the existing one-half acre spring fed lake greatly reduces the threat of a serious wildfire on the Los Willows facility.

In a September 24, 2008, letter to the County of San Diego, the Fire Marshal for North County Fire Protection District noted that the previous implementation of fire measures at Los Willows enabled the site to withstand the August 2007 Rice Fire with little damage. This letter is attached to this report as APPENDIX 'I'.

4.7 Required Fuel Modification Zones for Buildings, Structures, and Access Roads

Below are the descriptions and required treatments for Fuel Modification Zones. All distances in this report are measured horizontally. These distances are depicted on the attached Fire Protection Plan Map.

4.7.1 Fuel Modification Zone 1 – (*Shown as Blue on the Fire Protection Plan Map)*

Defined: Zone 1 comprises the first 50 feet around a structure (front, back and side yards) and is commonly called the defensible space zone. It is an irrigated zone and shall be free of all combustible construction and materials.

Required Landscaping: All existing landscaping on-site is well-established, irrigated, and maintained. Remaining plants not on the San Diego County Approved Plant List are irrigated and well maintained and do not pose a threat to the buildings. The location of these plants are indicated on the Fire Protection Plan Map. All replacement plants must be from the San Diego County Approved Plant List (see APPENDIX 'A').

Plants not on the San Diego County Approved Plant List are shown on APPENDIX 'B'. Since submission of the FPP to the County on August 13, 2007 the applicant has worked with North County Fire Protection District Fire Marshal to remove on-site plants and materials of concern to the NCFPD. Forty-five junipers previously located along the driveway have been removed. Twenty-five eucalyptus trees previously located east of the Storage Building have also been removed, providing in excess of 50 feet clearance around the Storage Building. The eight remaining eucalyptus trees are all outside of this 50-foot radius, and are spaced to reduce threat. Six Mexican Fan Palms bordering the lake and twenty-two Mexican Fan Palms scattered around the property were also removed. Two California Sycamore trees which were close to the tent pavilion and the proposed Temporary Safe Refuge building were also removed. Any plants remaining plants on-site which are not on the San Diego County Approved Plant List are irrigated, well maintained and do not pose a threat to any of the on-site buildings.

Required Maintenance:

Zone 1 shall be maintained year round by the owner(s) as required by this FPP or North County Fire Protection District. Shrubs and trees are to be maintained free of dead material. Non-native trees will be maintained so that their crown cover will be

more than ten (10) feet from any structure. Native oaks may be excepted from this requirement providing all dead material is annually removed from the crown. All tree crowns will be separated by twenty (20) feet and maintained to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance — Standard Practices (Pruning)*] (see www.treecareindustry.org/public/gov_standards_a300.htm).

4.7.2 Fuel Modification Zone 2 – *(Shown as Green on the Fire Treatment Map)*

Defined: Zone 2 is the area between 50 and 100 feet from each structure beginning at the outer edge of Zone 1. It is irrigated, partially irrigated or non-irrigated and includes all natural and maufactured slopes.

Existing Landscaping: The remaining landscaping in this zone is well-established, maintained and irrigated. Plants and trees not acceptable to the NCFPD within this zone have been removed. Plants not on the San Diego County approved plant list are well-maintained and do not pose a threat to the buildings. The location of these plants are indicated on the Fire Protection Plan Map. All replacement plants must be from the San Diego County Approved Plant List (See APPENDIX 'A'). Specific maintainence and recommendations for the landscaping in Zone 2 are listed below.

Required Maintenance: Maintenance will be on-going throughout the year. All existing shrubs shall be maintained to a height of up to 18" and the native trees and aborescent native shrub species, (such as oaks, Mexican elderberry, toyon, mission manzanita, and laurel sumac that are over six feet in height and can be formed as mature trees) shall be trimmed up six feet from the ground. All trees must be separated by at least 1 ½ times the fully developed height of the retained tree canopies. All of the dead material must be pruned out on an as-needed basis, but at least annually each spring. Natural regeneration or replacement of existing trees, shall be of indigenous species to this region and/or approved by North County Fire Protection District. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see (www.treecareindustry.org/public/gov_standards_a300.htm). The ground cover and native grasses, *below the non-irrigated native tree canopies* will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to eight inches or less.

4.7.3 Streets and Roadways – Owner Maintained *(Shown as Purple on the Fire Protection Plan Map)*

Required Maintenance:

Flammable vegetation that previously existed along the east side of Stewart Canyon Road or the project site has been fire cleared to a distance of approximately 100 feet from the side of the road. The west side of Stewart Canyon Road on-site consists of irrigated landscaping that is included as part of site facilities. No combustible vegetation exists on the west side of Stewart Canyon Road on-site. Combustible vegetation on either side of Stewart Canyon Road on-site shall be annually maintained by clearing brush and grass or weed whipping the herbaceous vegetation to a four-inch stubble height a minimum of 20 feet on each side of Stewart Canyon Road through the project site. Dead shrubs within close proximity of the fuel

treatment area will be removed. Los Willows will annually fire clear the CSA road commencing at the southern gate until the CSA road ends about ½ mile south of the project site. Required fire clearance is within the 60ft road easement.

4.8 Cumulative Impact Analysis

The area surrounding the project site is already largely developed with existing homes, orchards, and the bed and breakfast inn located east of the project site. Bordering Los Willows on the west is a full scale nursery consisting of 100 acres with little or no native vegetation. Hillside vegetation has been hand cleared and the numerous paths present are without any natural vegetation and house seedlings and pods. This nursery is completely irrigated. The only undeveloped property adjoining the project boundaries is the undisturbed property to the south. This undisturbed property is in a blue line creek area and is environmentally sensitive. No clearing is allowed in this area except for the removal of non-native encroaching plant, such as Arundo Donax (Giant Reed) which is eradicated by the State of California. Vegetation in this area consists of typical riparian species, including sycamore and oak trees. Due to the presence of the creek bed, this area remains moist all year.

The project does not result in any cumulative fire impacts, since all fire risks associated with the project have been fully mitigated to a level of insignificance by the fire measures described in this report. Cumulative fire risks in the area have also been reduced as a result of fire measures already implemented at Los Willows. These implemented fire measures include the removal of dry brush and flammable vegetation and the trimming of oak trees within Stewart Canyon from the project's southern boundary to Stewart Crest Road, the widening of Stewart Canyon Road to the southern entrance parking area, from 21 to 24 feet (exception of area where Oak encroach into shoulder), the two turnarounds for emergency vehicles constructed at the southern and northern ends of the property, the removal of the forty-five junipers previously located along the driveway entrance to the site, the removal of the twenty-five eucalyptus trees previously located east of the Storage Building and the clearance of underbrush on the hillside east of Stewart Canyon Road opposite the southern main gate entrance to Los Willows and the property east of Stewart Canyon Road on-site which has been weed whipped to two inches in height. Brush opposite the northern entrance to Los Willows has also been cleared.

Given the established nature of land uses surrounding the project site, the irrigated nature of on and off-site vegetation, separation of existing structures on-site and off-site as a result of concrete walls, walkways, and lawns, the spring-fed lake located on the Los Willows site and fire improvements already implemented at Los Willows, no cumulatively significant fire impacts will occur and no mitigation is required.

5.0 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

5.1 Enhancements for Modification under Section 104.8 of the County Consolidated Fire Code.

The feasibility of secondary access using Stewart Canyon Road north of the project has been explored with both County staff and the North County Fire Protection District. Due to the lack of secondary roads in this area, the only viable secondary access is Stewart Canyon Road running north of the project site. Approximately one-half mile north of the northern project gate, Stewart Canyon Road dead ends into the Schaar property and is gated and blocked at that location. An examination of this road, ownership through the area and its condition has led to the conclusion that it is not a viable secondary access route. Descriptive enhancements to structures, roads, and practices have taken place to ensure life safety is not compromised.

1. The Fire Code Official finds that special individual reasons exist preventing Los Willows from securing a viable secondary access. Approximately one-half mile north of the northern project gate, Stewart Canyon Road dead-ends into the Scharr property and is gated and blocked at that location. An examination of this road, ownership through the area and its condition has led to the conclusion that it is not a viable secondary access route. No other means of secondary access for the Los Willows project exist due to development patterns in the area and the fact that area roads were constructed many years ago when secondary access was not required.

2. The Fire Code Official finds that the fire enhancements and fire modifications made in conjunction with the Los Willows project is in compliance with the intent and purpose of the fire code and such modifications do not lessen health, life and fire safety requirements on the following grounds:

a. The Los Willows site is located approximately 3.8 miles from the North County Fire Protection District Station #4 located at 4375 Pala Mesa Drive, with a 5 minute fire response time. This is well below the 10 minute response time prescribed by the County's Public Facility Element; and

b. Primary access to the site is from Stewart Canyon Road which provides safe passage to and from the site. Stewart Canyon Road is a two-lane public roadway with a painted yellow centerline and a total paved width of approximately 33 feet until approximately one-half mile from the lower entrance of Los Willows. The CSA portion of Stewart Canyon Road commencing approximately one-half mile from the lower entrance to Los Willows to the southern end of the project site has been recently measured and this CSA portion provides 24 feet of paved width in compliance with all requirements of the Fire Code with the exception of approximately 50 feet where two mature oaks are in close proximity to the roadway. Vegetation in the area of the two mature oaks consists of dry grasses and dead brush and vegetation which can be fire cleared without harming the two mature live oaks. The balance of Stewart Canyon Road provides 24 feet of paved width in compliance with the Fire Code.

c. Fire enhancements implemented as part of this fire protection plan provide adequate access and turnaround areas for fire and emergency vehicles and equipment. Two T Hammerheads will be located on the southern and northern ends of the project site. A T

Hammerhead will be located south of the southern Los Willows gate on the west side of Stewart Canyon Road providing an adequate turn around area for fire trucks and emergency vehicles. A second T Hammerhead will be located north of the Los Willows northern gate on the east side of Stewart Canyon Road providing an additional approved fire turnaround on the northern end of the project site. A fire and emergency vehicle turnaround area has also been constructed by the existing office and tent which is approximately 70 feet in diameter with a minimum of a 28 foot inside turning radius and a vertical clearance of 13 feet 6 inches meeting all Fire Code requirements.

d. The applicant has agreed to fire clear in perpetuity the portion of the existing CSA road commencing at the southern end of the project site to the end of the CSA road approximately one-half mile south of the project site, thereby substantially enhancing fire protection for the area. This area is not presently fire cleared.

e. A one-half acre spring-fed lake is located in the center of the project site approximately 200 feet south of the office. This provides an additional source of water for fighting fires and the project site was used as a staging area by fire service personnel fighting fires in the area during the Rice Canyon Fire.

f. The combination of the shutdown policy for Los Willows events and the 2400 square foot Temporary Safe Refuge building which will be meet the ignition resistant construction standard and ensure safe refuge in the event of a fire. Los Willows will designate a fire coordinator individual which will be a specific top level employee that will be responsible for ensuring full fire compliance with the fire protection plan, including the monitoring for shut-downs of events. The Fire Coordinator will monitor the National Weather Service Reports to be aware of red flag weather and if there is red flag weather, the Fire Coordinator must contact the NCFPD and check with CalFire on its website. If a fire exists in the area, the Fire Coordinator is required to monitor the dispatch website. If there is a fire within 20 miles, the Fire Coordinator will attempt to determine if there is a threat to Los Willows. If the Fire Coordinator is unable to determine if there is a threat to Los Willows, the Fire Coordinator must cancel or relocate the event. If a fire is within 10 miles and sufficient time exists, the Fire Coordinator will cancel or relocate the event. Should there be insufficient time to cancel or relocate, all participants will be relocated to the Temporary Safe Refuge building. If Los Willows receives an SDG&E power shut down notice, all events will be cancelled for the duration of the shut down. The Temporary Safe Refuge building will be ignition resistant consistent with the most restrictive elements of the Consolidated County Fire Code. The building will have bathrooms, air conditioning and automatic fire sprinklers and will be provided with vents that prevent the entry of burning embers. The Temporary Safe Refuge structure will have optimum communication systems in place and operable at all times that visitors are on-site. This will include radio, television, telephone, fax and internet capability with back-up power for these devices. This back-up power will be provided for both the building and pathway lights. Staff training will completed as recommended by the NCFPD, with the cost of this training will be paid by Los Willows. Records of this training will be maintained and periodic exercises will be performed on-site in order to assure the effectiveness of these procedures and the efficiency of staff in providing safe civilian evacuation. These fire measures ensure safe civilian evacuation consistent with the intent of the Fire Code.

g. Risks associated with a fire at Los Willows have been reduced as a result of irrigated landscaping on-site and off-site clearing and maintenance. The developed areas of Los Willows are landscaped, irrigated and interspersed with roadways, walkways and parking lots. A one-half acre spring fed lake is located in the center of the property approximately 200 feet south of the office. On-site fire hazards are limited, due to the irrigated landscaping, the spring-fed lake and

the fact that the on-site structures are separated from habitat having a high fuel potential as a result of concrete driveways, walkways, and lawns surrounding the existing structures. Fire threats in the surrounding area are also limited as a by-product of the non-combustible 6 foot block wall and concrete tennis court separating the site from the property to the north, the irrigated ice plant and vineyard on the bed and breakfast site to the east, the full scale nursery which is completely irrigated west of the project site and the creek bed on the property to the south of the project site which remains moist all year.

h. The wildland fire behavior calculations for both on and off-site hazardous vegetated fuels indicated that with implementation of the 100 feet of fire clearing from structures, In many areas of the project site clearing exceeds the 100ft standards. The worst case flame length for a north, northeast or east fire is a flame length of 10.8 feet and for a southern boundary fire, 6.3 feet. The 100 feet of fuel modification zones around the structure mandated by the Fire Protection Plan is approximately 9.2 times the worst case expected flame length of 10.8 feet.

i. Available and accessible water exists on-site to effectively attack a wildfire or to defend the on-site structures from wildfires. A 1 million gallon water tank is situated on the ridge above Los Willows and supplies water to the facilities and other customers in Stewart Canyon. Fire hydrants are located in Stewart Canyon and are fed by 6 inch water mains that exceed 200 psi. All of these fire hydrants meet or exceed the minimum fire flow for new residential construction of 2500 gpm.

j. Extensive on-site and off-site fire clearing has occurred to reduce fire risks. Dry brush and flammable vegetation that previously existed in Stewart Canyon from the southern boundary of the project site to Stewart Crest Road, a distance of approximately one-quarter of a mile has been removed and the remaining oak trees within the canyon have been trimmed to meet Fire Code requirements. Twenty-five eucalyptus trees previously in the area of the lake have been fire-cleared and removed and 45 junipers previously located along the driveway have been removed. All underbrush on the hillside east of Stewart Canyon Road opposite the southern main gate interest to Los Willows has been cleared of vegetation and all property east of Stewart Canyon Road on-site has been weed whacked to two inches in height. Brush opposite the northern entrance to Los Willows has also been cleared. Providing approximately 40 ft of maintained area

k. On site structures consist of the office building, a tent pavilion, a wedding gazebo, a small gazebo structure, an agricultural storage building and four sheds. Roofs on all of these structures are a Class A construction with the exception of the tent pavilion. The tent pavilion is fire resistive and meets all Fire Code requirements. The wood siding previously in the front of the office building on-site has been replaced with stone siding and the window and wood siding previously at the back of the office building has been replaced with stucco. The small gazebo on-site which previously consisted of wood siding has been removed and replaced with stone and stucco. The exterior of the agricultural storage building on-site is also known as the garage has been replaced with stucco and stone and the eves have been closed with non-combustible material. All roof vents on existing structures on-site have been replaced with O.Hagan vents. The wedding gazebo includes a Class A roof and a tile floor. These modifications substantially reduce fire risks on site.

l. The project site has a history of withstanding wildfires even before implementation of the fire measures discussed in this Fire Protection Plan. For the last 30 years, no major wildfire has affected the project site with the exception of the October 22, 2007 Rice Canyon Fire. The Rice Canyon Fire burned a small portion of the on-site vegetation west of the creek bed,

but did not burn any of the on-site structures or facilities. The ability of the project site to withstand the Rice Canyon fire was due to a combination of the irrigated landscaping on-site, the separation of existing structures from flammable vegetation, the extensive paved surfaces on-site and the one-half acre spring-fed lake. The combination of these factors allows the project site to avoid fire damage to the on-site buildings.

m. Combustible vegetation on either side of Stewart Canyon Road on-site will be annually maintained by clearing brush and grass or weed whipping the herbaceous vegetation to a four-inch stubble height a minimum of 20 feet on each side of Stewart Canyon Road through the project site in compliance with Consolidated Fire Code §4707.2.1. Combustible vegetation on either side of Stewart Canyon Road commencing at the southern boundary of Los Willows to the end of the CSA road will also be annually maintained by clearing brush and grass or weed whipping the herbaceous vegetation to a four-inch stubble height within the 60 foot Stewart Canyon Road easement to the end of the CSA road. The clearing of flammable vegetation on Stewart Canyon Road south of the project site represents a significant fire enhancement in the area since this flammable vegetation is presently not cleared.

n. Annually North County Fire staff will inspect the site to verify compliance with the annual certification checklist, Results will be transmitted to DPLU by the Los Willows FC. This checklist will include maintenance of fuel modification zones as described in this fire protection plan along access routes and around structures and use areas on-site; assignment of a Fire Coordinator will be a specific top level employee responsible for ensuring full compliance with the FPP; verification that all contact information is current including fire service contact numbers and websites; a log maintained for the prior year that keeps track of single red flag events, Fire Coordinator actions, employee training, and hand-out and announcement distributions. Annual maintenance of the fuel modification zones minimizes fire hazards on site. Annual verification of the actions of the Fire Coordinator and implementation of the shut down policy during the wildfire triggers ensures safe civilian evacuation and minimizes the on-site fire risk. Verification of employee training and handouts and announcement distributions provides verification that employees are appropriately trained for both evacuation during a wildfire event and/or the coordination of assisting guests to the Temporary Safe Refuge structure where evacuation is not feasible. The handouts and announcements ensure that members of the public utilizing project facilities have been properly educated on evacuation strategies and safe refuge procedures, this will ensure an organize evacuation is implemented.

The combination of fire measures implemented at Los Willows have reduced fire risks and hazards associated with this project to a level of insignificance and meets all of the requirements for Modification under section 104.8 of the Code. In a September 24, 2008, letter North County Fire Protection District Fire Marshal noted that implementation of fire measures at Los Willows enabled the site to withstand the October 2007 Rice Fire with little damage. It should be noted that many of the fire measures described in this FPP had not yet been implemented by Los Willows at the time of the Rice Fire.

The project applicant has been working with the North County Fire Protection District for several years to implement additional fire safety measures for the project. North County Fire Protection District and its Fire Marshal have been helpful in working with the project applicant to substantially enhance fire safety on-site and. The following fire enhancements have been or will be implemented on and off-site to further reduce the fire risk and hazards.

1. Dry brush and flammable vegetation that previously existed in Stewart Canyon from the

southern boundary of the project site to Stewart Crest Road, a distance of approximately one-quarter of a mile, has been removed and the remaining oak trees within the canyon have been trimmed to meet Fire Code requirements.

2. The wood siding previously in the front of the office building on-site has been replaced with stone siding.

3. The windows and wood siding at the back of the office building most vulnerable to a fire from the east have been replaced with stucco.

4. The agricultural storage building on-site (aka the Garage) has been resided with stucco and stone and the eaves have been closed with non-combustible material.

5. All roof vents have been replaced with O'Hagan vents.

6. A small gazebo on-site has had its previous wood siding has been removed and replaced with stone and stucco.

7. Twenty-five eucalyptus trees previously in the area of the proposed Temporary Safe Refuge site have been fire-cleared and removed providing 50 feet of fire clearance from this building.

8. Forty-five junipers previously located along the driveway have been removed.

9. All of Stewart Canyon Road on-site has been widened from 21 to 24 feet of paved width. Except where noted near the riparian area.

10. The access routes to the parking areas have been improved both at the southern and northern ends of the property. At the southern end of the property the owner will create a Hammerhead T south (A on Fuel Treatment Exhibit) of the southern project gate on the west side of Stewart Canyon Road. A Hammerhead T (B on Fuel Treatment Exhibit) will also be located south of the northern gate for the project site on the eastern side of Stewart Canyon Road. The owner has also created a turnaround area approximately 70 feet in diameter near the wedding pavilion and office to facilitate turning movements for fire and emergency response vehicles. This on-site turnaround provides a minimum 28 foot inside turning radius and a vertical clearance of 13 feet 6 inches meeting all Fire Code requirements (C on Fuel Treatment Exhibit).

11. All underbrush on the hillside east of Stewart Canyon Road opposite the southern main gate entrance to Los Willows has been cleared of vegetation.

12. All property east of Stewart Canyon Road on-site has been weed whacked to two inches in height.

13. Brush opposite the northern entrance to Los Willows has been cleared. It should be noted only some of these measures had been taken prior to the Rice Fire, there was no on site damage as a result of embers or spotting. This is due partially to the topographic alignment of the facility and the wind shear across the eastern higher elevations. The facility was sheltered from the wind, which avoided ember piling around structures.

Additionally, good maintenance has always been a key point to Los Willows.

14. The applicant has agreed to cancel all events at Los Willows when the following fire conditions exist. This will be the responsibility of the Fire Coordinator.

    Los Willows will designate a Fire Coordinator (FC), individual named will be a specific top level employee, designation to be by title.
    The Fire Coordinator will be responsible for insuring full compliance with this Fire Protection Plan, including monitoring for triggers.

    TRIGGERS
    - FC must monitor National Weather Service to be aware of "Red Flag" weather
    - If "Red Flag" weather, FC must contact NCFPD at 760-723-2005 or call the Duty Chief at 760-723-2018. Information may be available at www.northcountyfireprotectiondistrict.org.
    - FC must check CALFIRE website www.calfire.gov for any fires in San Diego County or Riverside County.
    - If fires in area, FC must monitor dispatch website at the following web site http://www.radioreference.com/apps/audio/?ctid=219
    - If there is a fire within 20 miles, FC to attempt to determine if threat to Los Willows
    - If unable to determine if threat to Los Willows, FC must cancel or relocate event
    - If fire is within 10 miles and sufficient time exists, FC to cancel or relocate event
    - Should there be insufficient time to cancel or relocate, all participants to be relocated to TEMPORARY SAFE REFUGE building.
    - If Los Willows receives SDG&E power shut down notice, all events must be cancelled for duration of shut down.

15. A fire resistant tent pavilion has been installed on-site to replace the previous tent pavilion.

16. The *Fire Protection Plan* is amended to provide for use of the existing 2400 square foot Office building as the Temporary Safe Refuge location. Photo depiction of the structure follows text. The structure will meet the ignition resistive requirements of the County Building and Fire Codes. The building will have bathrooms, air conditioning and automatic fire sprinklers and will be provided with vents that prevent the entry of burning embers. The Temporary Safe Refuge building will have optimum communication systems in place and operable at all times that visitors are on-site. This will include radio, television, telephone, fax and internet capability with back-up power for these devices. ***Section 4.4.1a details remaining improvements for the Temporary Safe Refuge structure.***

17. Staff training will be completed as recommended by North County Fire Protection District to ensure that the Los Willows staff is properly trained in both evacuation techniques and the use of the Temporary Safe Refuge building with these training costs paid by the owner of Los Willows. Records of this training will be maintained. Periodic exercises will be performed on site in order to assure the effectiveness of these procedures and the efficiency of staff. Print materials have been prepared by Los Willows to ensure that all guests are properly informed of both the Temporary Safe Refuge building and proper evacuation to the Temporary Safe Refuge building should it become necessary. The wedding brochure for Los Willows includes a note to all wedding guests informing them that in the event of a brush fire they will either be

escorted to their vehicle by Los Willows staff allowing them to exit Stewart Canyon or will be escorted by Los Willows staff to the Temporary Safe Refuge. Upon arrival all event guests will be provided with a safety notice informing them that in the event of a brush fire they will either be escorted by Los Willows staff to their vehicle or to the Temporary Safe Refuge. The shuttle bus driver that picks up all guests from the parking lot to the wedding site will also point out the location of the Temporary Safe Refuge to all event guests and inform them again that in the event of a brush fire they are either to be escorted to their vehicle by Los Willows staff or will be escorted to the refuge center. These materials are provided as part of APPENDIX 'J' to this FPP.

The combination of fire measures implemented at Los Willows as described above achieves same practical effect consistent with the State Fire Code and the County Fire Guidelines. The ability for emergency equipment to turn around has been provided for on-site through the two T Hammerheads constructed at both the southern and northern ends of the property. A third emergency vehicle turnaround area has been constructed near the office building that provides a 28 foot inside turning radius and a vertical clearance of 13 feet 6 inches meeting all Fire Code requirements.

Limitations contained in the major use permit for Los Willows and the Los Willows event cancellation policy make it unlikely that event guests will need to be evacuated. The conditions of the major use permit limit Los Willows to no more than three wedding events and three team building events each week and prohibit team building events on the same days as weddings. This limited on-site use of the premises also limits the fire exposure for event guests. Should Triggers be meet, an event at Los Willows scheduled for that day will be canceled or relocated to an approved facility with the same capacity. This event cancellation policy makes it very unlikely that event guests will be on-site during a wildfire.

In the unlikely event that guests are on-site during a wildfire, safe civilian evacuation has been provided. Event guests will either be taken to their cars by Los Willows employees for evacuation on Stewart Canyon Road or will be directed to the Temporary Safe Refuge building at the direction of on-site FC and Staff. Los Willows employees will be trained at least annually prior to June, in proper evacuation techniques by North County Fire Protection District at the cost of Los Willows and materials will be provided to all event guests about proper evacuation techniques before the event commences.

Signing has been provided on the parking layout at Los Willows to avoid delays in any emergency equipment response. Signs have been provided on site clearly showing the proper direction of traffic flow to and from the site as shown on the plot plan.

Available and accessible water exists on site to effectively attack a wildfire or to defend the on-site structures from wildfires. A 1 million gallon water tank is situated on the ridge above Los Willows and supplies water to the facilities and other customers in Stewart Canyon. Fire hydrants are located in Stewart Canyon and are fed by 6 inch water main that exceed 200 psi. These fire hydrants meet or exceed the minimum fire flow for new residential construction of 2500 gpm.

Fuel modifications have been implemented that are sufficient for both civilian and firefighter safety. Twenty-five eucalyptus trees previously located east of the new Temporary Safe Refuge building have been removed providing 50 feet of fire clearance

from the proposed Temporary Safe Refuge building. Forty-five junipers previously located along the driveway have been removed. Six Mexican Fan Palms bordering the lake and twenty-two Mexican Fan Palms scattered around the property were also been removed. Two California Sycamore trees which were close to the tent pavilion and close to the proposed Temporary Safe Refuge building have also been removed. All underbrush on the hillside east of Stewart Canyon Road opposite the southern main gate entrance to Los Willows has been cleared of vegetation and all property east of Stewart Canyon Road on-site has been weed whipped to 2 inches in height. Brush opposite the northern entrance to Los Willows has been cleared. On-site vegetation and plants identified as unacceptable by the North County Fire Protection District have been removed from the project site.

The property north of the project site consists of a non-combustible 6-foot high block wall and concrete tennis court that separates the project site the property on the north. All native understory vegetation within at least 50 feet of the property line to the north/northeast has been significantly reduced to remove from the hillsides by the adjacent property owner. The property to the east of the project site is owned and maintained by Los Willows as a bed and breakfast inn. This bed and breakfast site to the east consists of irrigated ice plant on steep slopes and a vineyard. Native oak trees have been trimmed 6 feet above ground and understory vegetation has been cut to 2 inches in height. The remaining property bordering Los Willows on the east is comprised of native and non-native grasses that have been weed whipped to 2 inches in height.

Measures to reduce fire impacts implemented by Los Willows to reduce fire risks and hazards onsite are shown on photographs #8 through #19 on the following pages.

Photo #8 - Wood Siding Previously On The Exterior Of The Office Building

(See later photos depicts stucco and stone)

Photo #9 - Stone Replaces Wood Siding on Office Building

Photo #10 - Stone & Stucco Replacement Siding On Office Building

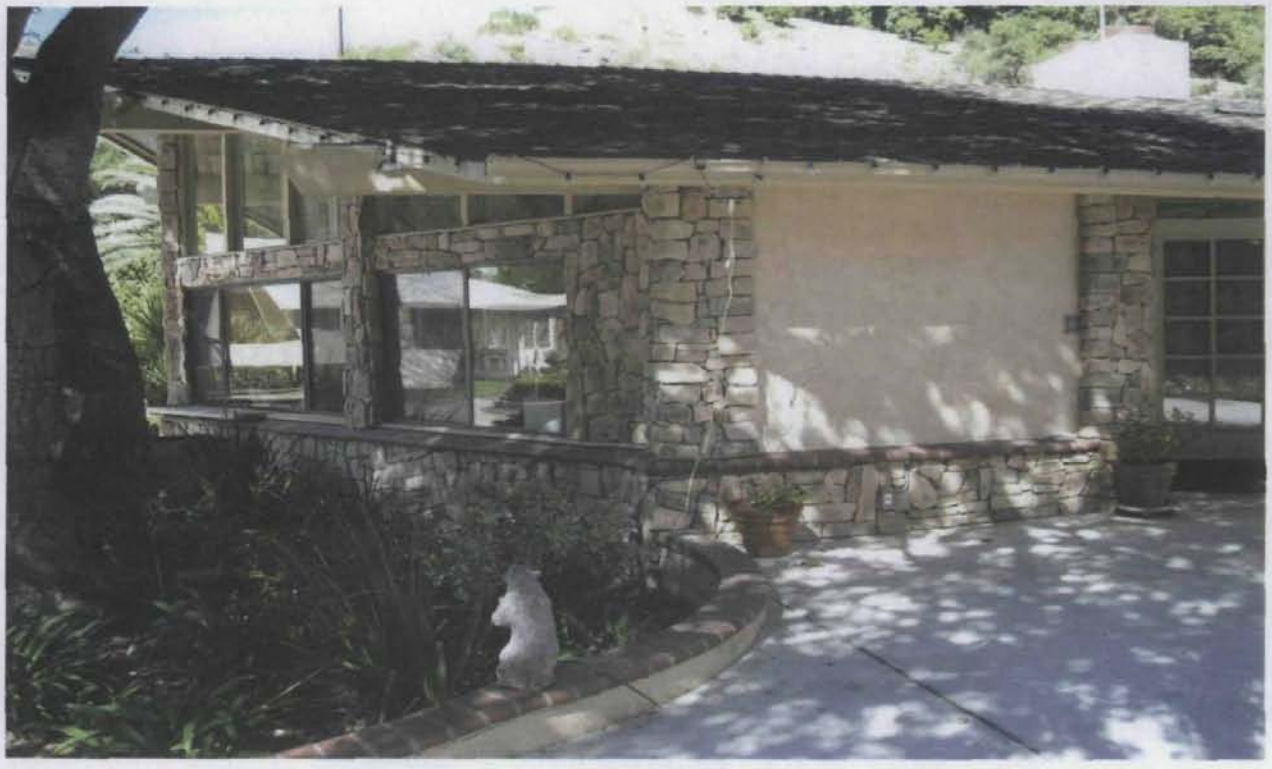


Photo #11 - Stone & Stucco Replacement Siding On Office Building

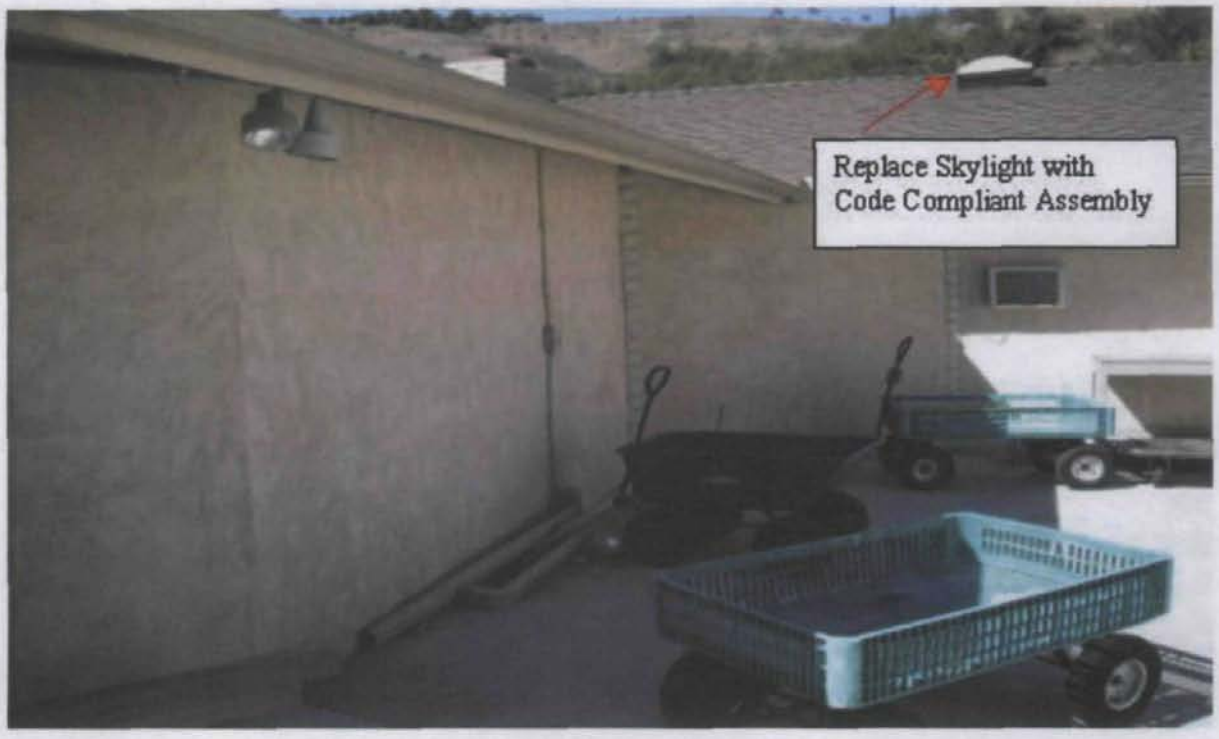


Photo #12 - Wood Siding & Window Replaced with Stucco Backside on Office Building

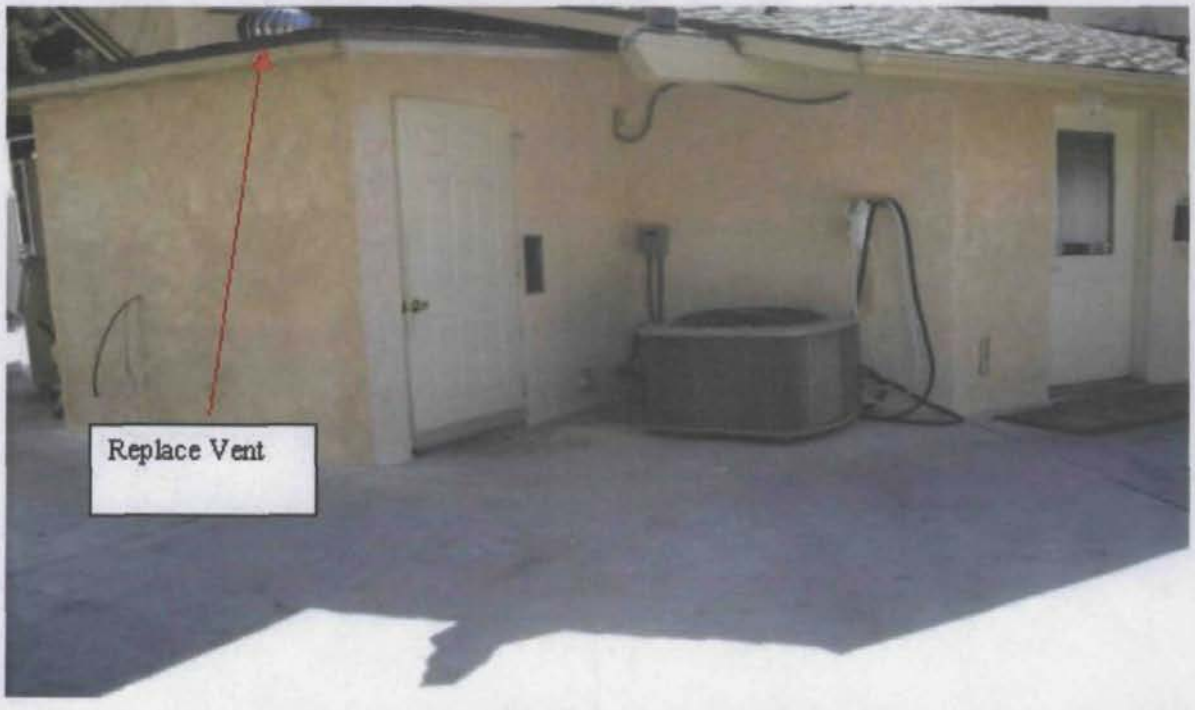


Photo #13 - Wood Siding & Window Replaced with Stucco Backside on Office Building

Photo #14 - Small Gazebo Wood Siding Replaced with Stone & Stucco

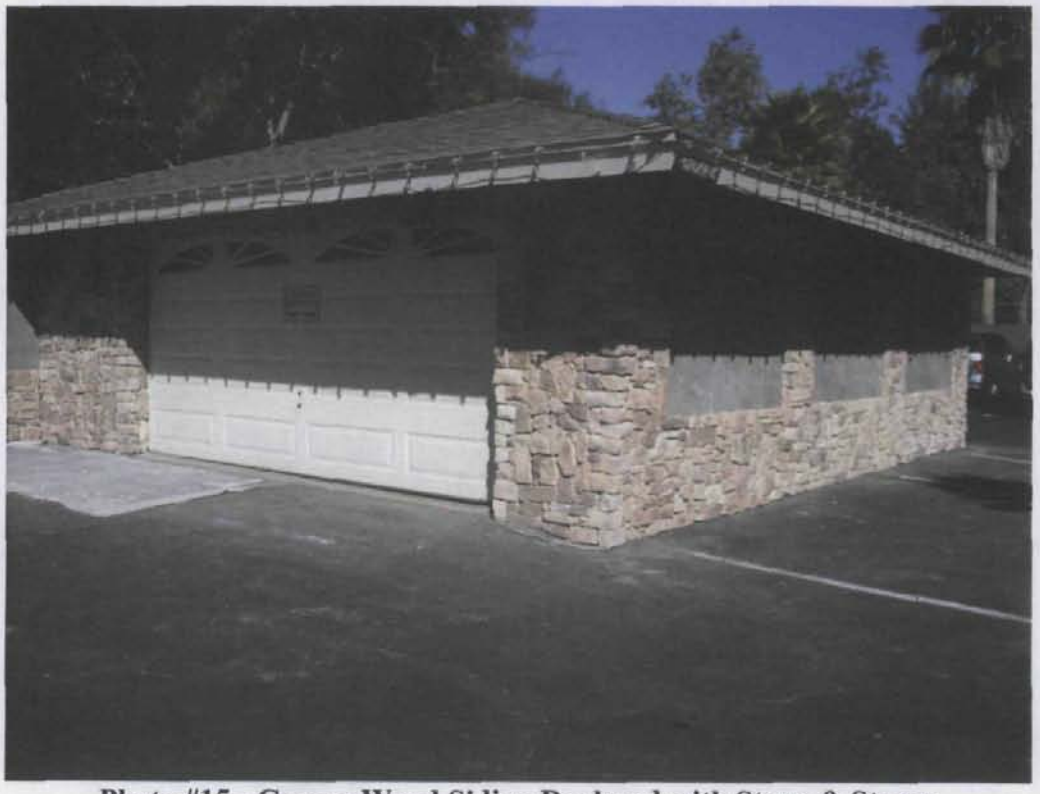
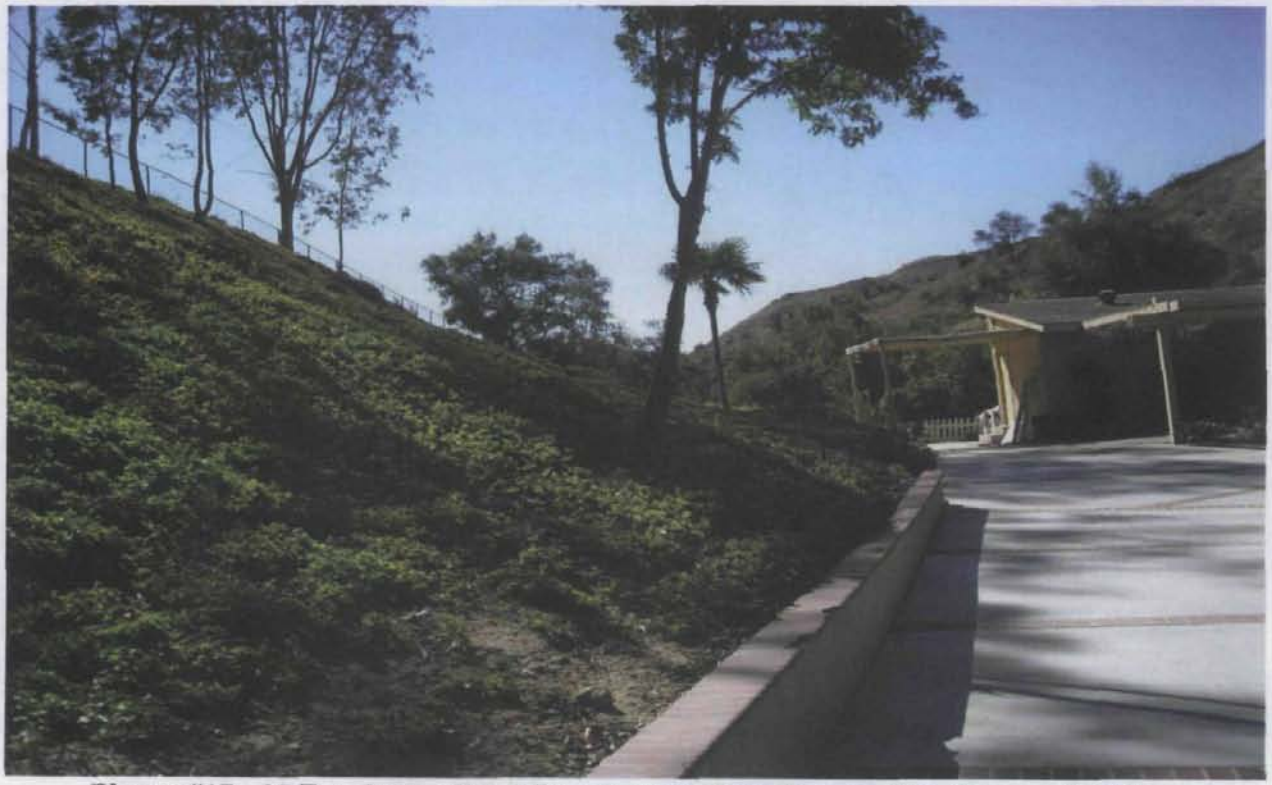


Photo #15 - Garage Wood Siding Replaced with Stone & Stucco

Photo #16 - Garage Wood Siding Replaced with Stone & Stucco



Photos #17 - 25 Eucalyptus Trees Removed Surrounding existing Storage Building.

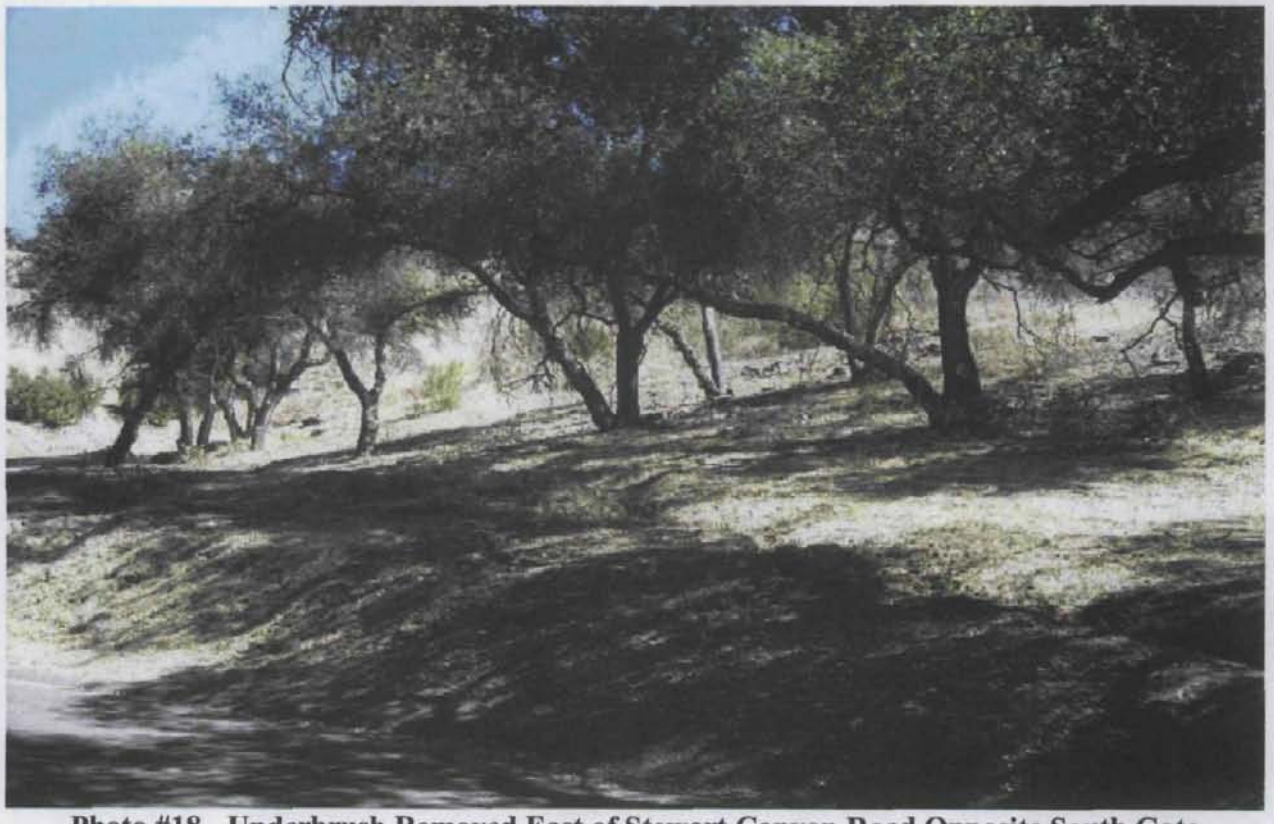


Photo #18 - Underbrush Removed East of Stewart Canyon Road Opposite South Gate

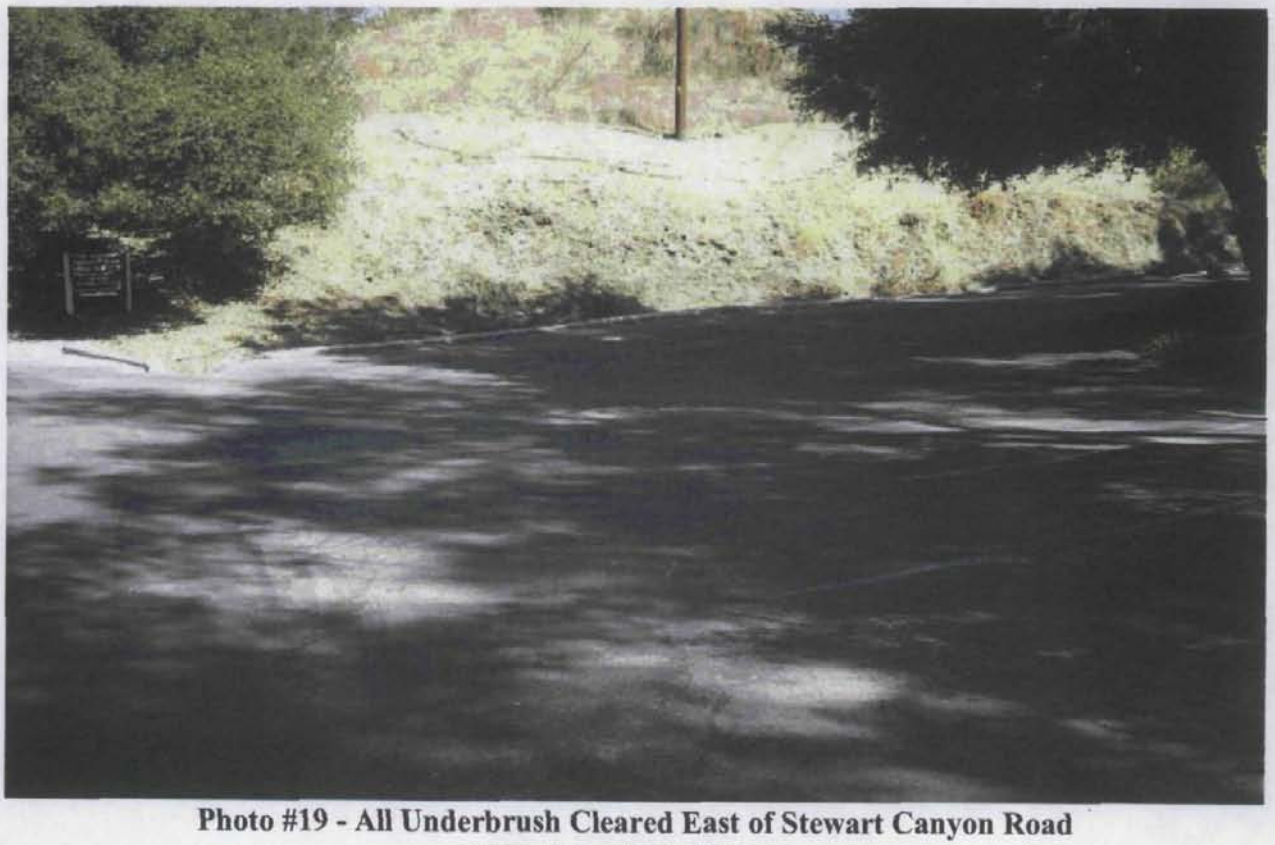


Photo #19 - All Underbrush Cleared East of Stewart Canyon Road at Northern Gate Entrance

5.2 Event Cancellation Policy

As a part of the measures being implemented for Los Willows, Los Willows has agreed to cancel all events on-site when the following Triggers exist.

The Fire Coordinator will be responsible for insuring full fire compliance with this Fire Protection Plan, including monitoring for triggers.

TRIGGERS

- FC must monitor National Weather Service to be aware of "Red Flag" weather
- If "Red Flag" weather, FC must contact NCFPD at 760-723-2005 or call the Duty Chief at 760-723-2018. Information may be available at www.northcountyfireprotectiondistrict.org.
- FC must check CALFIRE website www.calfire.gov for any fires in San Diego County or Riverside County.
- If fires in area, FC must monitor dispatch website at http://www.radioreference.com/apps/audio/?ctid=219
- If there is a fire within 20 miles, FC to attempt to determine if a threat to Los Willows
    - If unable to determine if a threat exists to Los Willows, FC must cancel or relocate event
- If fire is within 10 miles and sufficient time exists, FC to cancel or relocate event
- Should there be insufficient time to cancel or relocate, all participants to be relocated to Temporary Safe Refuge building.
- If Los Willows receives SDG&E power shut down notice, all events must be

Annual Certification and Training Requirement (see Appendix L)

Assigning a Coordinator and having triggers established for evacuation thresholds is the core to this part of the plan, early warning and observation mitigates for the potential risk associated with the over length road. The process will potentially remove any guest from the area well before a fire could pose a hazard. As the FC and the process is trained, it will lessen the likelihood of a surprise potential fire hazard.

- Certification by local fire authority to County DPLU (Los Willows to ensure),
- FMZs maintained both along access and on site, before May 1st Annually. This action will insure the Fuel Treatment and Maintenance requirements of the FPP are maintained as designed.
- Fire Coordinator (FC) assignment on site. Assigning a single responsible person makes it less likely that confusion will result in required trigger actions.
- Related contact are current, fire service and websites. Annual review and training will ensure that the FC can access needed information in the event of a trigger event taking place.
- Log maintained, the following actions will be tracked, this information will be used for process improvements and annual training.
    - "Red Flag" events (date, time)
    - Assigned FC actions: monitored, contacted FD, cancelled event.
    - Employee training
    - Handout/Announcement distribution
    - Other events as needed.

5.3 Additional Project Design Features to Reduce Fire Impacts

The following additional design features have been adopted for this project and will become part of the project conditions.

1. The Los Willows Event Cancellation Policy described in Section 5.2 of this FPP.

2. Completion of necessary Fire and Building Code upgrades for existing 2400sqft Office building to meet current San Diego Fire and Building Code requirements. Referenced in Section 4.4 and 4.4.1

3. Adoption and implementation of fire safety and evacuation training for Los Willows employees at times determined appropriate by the North County Fire Protection District with the cost of this training paid by Los Willows at the rate of top step Captain.

4. Implementation of the educational program for Los Willows event guests attached as APPENDIX 'J' to this report.

With these additional fire measures included as part of the project, the project does not result in any significant fire impacts either individually or cumulatively and no further mitigation is required.

The combination of these fire protection measures implemented on-site and off-site have reduced fire risks and hazards associated with this project to a level of insignificance. The project does not result in any cumulatively considerable fire impacts since all project fire impacts have been reduced to a level of insignificance and no cumulatively significant fire impacts will occur from the project in combination with other uses in the area. No further fire mitigation is therefore required.

6.0 CONCLUSIONS

The fire risks and hazards at Los Willows are limited due to the extensive existing irrigated landscaping, concrete driveways and walkways which surround the existing buildings and the one-half acre spring-fed lake located in the center of the property approximately 200 feet south of the office. Fire risks to surrounding properties are also limited due to extensive irrigated landscaping, the non-combustible six (6) foot block wall and concrete tennis court separating the site from the property to the north, and the irrigated ice plant and vineyard located on the bed and breakfast site east of Los Willows. The property bordering Los Willows to the west is a full scale nursery consisting of 100 acres with little or no native vegetation which is completely irrigated and the property to the south remains moist all year due to the existing creek bed.

A number of fire measures have already been implemented at Los Willows to reduce the fire risks

both on-site and to the neighboring community. These include the removal of trees and brush both on-site and off-site creating a potential fire risk, the widening of all of Stewart Canyon Road through the project site, the replacement of wood siding on the office building, and on the small gazebo and garage on-site with stone or stucco, the construction of adequate turnarounds for fire and emergency vehicles both at the southern entrance to the site and at its northern entrance, the removal of dry brush and combustible vegetation within Stewart Canyon and replacement of the pavilion tent with a fire resistive tent pavilion meeting all Fire Code requirements.

Limited events authorized on-site as a result of conditions contained in the major use permit also reduce the fire risk to on-site guests. Conditions included in the major use permit will limit wedding events to no more than 3 per week and team building events to no more than 3 per week with a prohibition on any team building events at the same time of any weddings. With the use of trigger methodology and the event cancellation policy it is unlikely that guests will be present on-site during wildfires. Should an event be cancelled it will be moved to an approved facility with the same capacity.

Los Willows staff will be properly trained by the North County Fire Protection District personnel in techniques for safe evacuation of guests in the unlikely event they are present during a wildfire or their relocation to the Temporary Safe Refuge building. Guests will be educated about these evacuation measures in the Los Willows brochures, as part of wedding planning and before the commencement of any event on-site. This ensures safe evacuation of event guests should that become necessary.

With implementation of the fire measures described in this FPP, Los Willows has fully mitigated all fire risks to a level that is less than significant. The project does not result in any cumulatively considerable fire impacts, since all fire risks associated with the project have been reduced to a level of insignificance as a result of fire measures either already implemented or included in this FPP. No cumulatively significant fire impacts will occur from the project in combination with other anticipated development in the area in light of the established nature of surrounding uses, the extensive irrigated landscaping both on-site and off-site, the non-combustible six foot block wall and concrete tennis court which separate the project site from the property to the north, and the creek bed on the property south of the project site which remains moist all year.

With implementation of the remaining requirements described in this FPP, the project does not result in any significant fire impacts and no further mitigation is required. The project complies with the fire response times contained in the County Public Facility Element and with the provisions of this FPP.

7.0 LIST OF PREPARES AND PERSONS AND ORGANIZATIONS CONTACTED

7.1 List of Prepares

The principal author and prepare of this Fire Protection Plan is David C. Bacon, President of ***FIREWISE*** **2000, Inc.,** a San Diego County DPLU certified wildland fire consultant. Other ***FIREWISE*** **2000, Inc**. members contributed to this plan with comments and peer review. These members include Mel Johnson, Wildland Fire Associate and Herb Spitzer, Senior Wildland Fire Associate.

7.2 List of Persons Contacted During the Course of this Project

- Don Oaks, 2650 Latigo Drive, Solvang, CA 93463.
- Sid Morel, North County Fire Protection District, Fallbrook, CA 92028
- Wesley W. Peltzer, 751 Rancheros Drive, Suite 4, San Marcos, CA 92069
- Catherine Ransom, 530 Stewart Canyon Road., Fallbrook, CA 92028
- Hadley Johnson, William Karn Surveying, Inc., 129 W. Fig, Fallbrook, CA 92028

8.0 REFERENCES

1. BEHAVE: Fire Behavior Prediction and Fuel Modeling System - BURN Subsystem, Part 1. General Technical Report INT-194. January 1986. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Intermountain Station, Ogden, Utah 84401.

2. BEHAVE: Fire Behavior Prediction and Fuel Modeling System - BURN Subsystem, Part 2. General Technical Report INT-260. May 1989. Patricia L. Andrews and Carolyn H. Chase, United States Department of Agriculture - Forest Service, Intermountain Station, Ogden, Utah 84401.

3. *BEHAVE PLUS: Fire Modeling System 3.0.1.* July 2004. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station – Fire Sciences Lab, Missoula, Montana and Collin D. Bevins, System for Environmental Management, PO Box 8868, Missoula, Montana, 59807. Web site: http://fire.org/
4. Andrews, Patricia L.; Bevins, Collin D.; Seli, Robert C. 2004. BehavePlus fire modeling system, version 3.0: User's Guide. Gen. Tech. Rep. RMRS-GTR-106WWW. Ogden, UT: Department of Agriculture, Forest Service, Rocky Mountain Research Station. 132p.

5. County of San Diego Ordinance No. 9915 – An Ordinance Amending Appendix II-A of the County Fire Code Relating to Wildland/Urban Interface Standards.

6. How to Predict the Spread and Intensity of Forest and Range Fires. General Technical Report INT-143. June 1983. Richard C. Rothermel. United States Department of Agriculture - Forest Service, Intermountain Station, Ogden, Utah 84401.

7. National Fire Protection Association - NFPA 1144 Standard for Protection of Life and Property from Wildfire (2002).

8. National Fire Protection Association - NFPA 13 Standard for the Installation of Sprinkler Systems in One – and Two-Family Dwellings and Manufactured Homes, 13-R & 13-D, 2002 Editions

9. Wildland/Urban Interface Development Standards. San Diego County Fire Chief's Association, originally Developed by Orange County Wildland/Urban Interface Task Force

Subcommittee on Open Space Management, July, 1994, Modified by the San Diego County Wildland/Urban Interface Task Force, November, 1995, Revised August, 1997.

10. Guidance Document Ignition Resistant Eave Construction. County of San Diego, Department of Planning and Land Use Building Division, DPLU # 198 (3-21-2005).

11. California Code of Regulations, Title 14, section 1280; California Public Resources Codes sections 4201 through 4204 & International Urban – Wildland Interface Code, 2003, 2003 edition.

12. California Government Code, sections 51175 through 51189; the 2007 Fire Code portion of the CBSC, including appendices to Chapters 1 & 4 and APPENDICES 'B', 'F' & 'H', the 2006 International Fire Code (IFC).

13. County of San Diego. 2009 Consolidated Fire Code, adopted Oct 2009.

14. County of San Diego. Standards for Private Roads. Department of Public Works, Adopted June 30, 1999.

15. County of San Diego. Fire Prevention Measures to Provide Defensible Space in the Unincorporated Area of the County. Board of Supervisors, Land Use Agenda Item May 15, 2002.

16. County of San Diego. Fire, Defensible Space and You, August 1998.

17. County of San Diego. Plant List and Acceptable Plants for a Defensible Space in Fire Prone Areas. Department of Planning and Land Use, December, 1998.

18. Western Fire Center, Inc. Report on the Fire Testing of "Tedlar" Membrane Roofing Samples in Accordance with ASTM 108-04: Standard Test Methods for Fire Tests for Roof Coverings. Class "A" Burning Brand Tests (4). Report Issued: August 9, 2006.

19. County of San Diego. Guidelines for Determining Significance and Report Format and Content Requirements Wildland Fire and Fire Protection Land Use and Environment Group Department of Planning and Land Use, Department of Public Works, March 19, 2007.

20. Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model, General Technical Report. RMRS-GTR 153, June 2005 United States Department of Agriculture - Forest Service.

21. 2007 California Fire Code-revised January, 2008.

22. The Local Amendments to the 2007 California Fire Code; Chapter 7A-California Building Code.

23. The California State and Local Responsibility Area Fire Hazard Severity Zone Map – Fire and Resource Assessment Program of CAL FIRE.

9.0 TECHNICAL APPENDICES

The following technical appendices have been attached to this document:

San Diego County Recommended Plant List	APPENDIX 'A'
NCFPD Prohibited/Invasive Plant List	APPENDIX 'B'
Behave Plus Version 3.0.1 Fire Behavior Calculations	APPENDIX 'C'
Non-combustible & Fire Resistant Building Materials	APPENDIX 'D'
Ignition Resistant Construction Requirements	APPENDIX 'E'
Project Facility Availability Form DPLU #399-F for Fire	APPENDIX 'F'
Fire Protection Plan Map	APPENDIX 'G'
Project Plot Plan	APPENDIX 'H'
Letter Dated 9/24/08 from NCFPD Previously Approving the FPP	APPENDIX 'I'
Los Willows Fire Evacuation Educational Materials to Guests	APPENDIX 'J'
Emergency Relocation Plan (Prepared by Don Oaks)	APPENDIX 'K'
Annual Certification Checklist	APPENDIX 'L'

APPENDIX 'A'

Acceptable Plant List

COUNTY OF SAN DIEGO
ACCEPTABLE PLANTS FOR DEFENSIBLE SPACE IN FIRE PRONE AREAS

ALL NATIVE PLANTS ON THE FOLLOWING LIST are considered to be drought-tolerant in the particular climate zone they are found. Those that grow best in riparian areas, as indicated by the "R", are generally the least drought-tolerant plants on the list.

SPECIAL NOTE: When planting, it is necessary to water deeply to encourage the plant roots to seek natural moisture in the soil. This watering should continue for at least three years to allow the plants to naturalize. More water should be provided in summer and less (if any) in the winter. These plants should be weaned off the supplemental irrigation and become less dependent on it over the establishment period.

No plant is totally fire resistant. The plants listed were chosen to due to their high water content, minimum amount of flammable resins and/or low fuel volume.

Definitions:

Defensible Space: The area around a structure, where material capable of causing fire has been cleared, reduced or changed, to act as a barrier between an advancing fire and the structure.

Drought-Tolerant Plant Materials: Trees, shrubs, groundcovers, and other vegetation capable of sustained growth and reproduction with only natural moisture. Occasional supplemental irrigation is necessary only in extreme drought situations.

Establishment Period: The time it takes for a plant to become drought-resistant. This is usually a period of three years and is the time when supplemental irrigation is necessary.

Native or Naturalizing Plant Species: Plant species native to the region or introduced which, once established, are capable of sustaining growth and reproduction under local climatic conditions without supplemental irrigation.

***FIREWISE* 2000, Inc. Note:** The plant list which follows was developed using the plants found on the San Diego County approved plant list. This list was then compared to those plants which are suitable for the climatic zone in which the project is located. Only those plants suitable for the project area listed below. The list is therefore shorter than that provided by the County. By providing this custom list, plants that are likely to be killed or seriously damaged by frost or will not perform in hot dry conditions have been eliminated. ***FIREWISE* 2000, Inc.** believes that the planting of species suited to the site is essential to fire management goals and is an environmentally sound practice.

San Diego County
Customized Acceptable Plant List
For The Los Willows Project

No.	Type	Genus	Species	Common Name
1	Annual	Lupinus spp.	nanus	Lupine
2	Groundcover	Achillea	millefolium	Yarrow
3	Groundcover	Aptenia	cordifolia	Aptenia
4	Groundcover	Arctostaphylos spp.		Manzanita
5	Groundcover	Cerastium	tomentosum	Snow-in-Summer
6	Groundcover	Coprosma	kirkii	Creeping Coprosma
7	Groundcover	Cotoneaster spp.		Redberry
8	Groundcover	Drosanthemum	hispidum	Rosea Ice Plant
9	Groundcover	Dudleya	brittonii	Britton's Chalk Dudleya
10	Groundcover	Dudleya	pulverulenta	Chalk Dudleya
11	Groundcover	Dudleya	virens	Island Live-Forever
12	Groundcover	Eschscholzia	californica	California Poppy
13	Groundcover	Ferocactus	viridescens	Coast Barrel Cactus
14	Groundcover	Gaillardia	grandiflora	Blanket Flower
15	Groundcover	Gazania spp.		Gazania
16	Groundcover	Helianthemum spp.		Sunrose
17	Groundcover	Lantana spp.		Lantana
18	Groundcover	Lasthenia	californica	Common Goldfields
19	Groundcover	Lasthenia	glabrata	Coastal Goldfields
20	Groundcover	Lupinus spp.		Lupine
21	Groundcover	Myoporum spp.		Myoporum
22	Groundcover	Pyracantha spp.		Firethorn
23	Groundcover	Rosmarinus	officinalis	Rosemary
24	Groundcover	Santolina	chamaecyparissus	Lavender Cotton
25	Groundcover	Santolina	virens	Santolina
26	Groundcover	Trifolium	frageriferum	O'Connor's Legume
27	Groundcover	Verbena	rigida	Verbena
28	Groundcover	Viguiera	laciniata	San Diego Sunflower
29	Groundcover	Vinca	major	Periwinkle
30	Groundcover	Vinca	minor	Dwarf Periwinkle
31	Perennial	Coreopsis	gigantea	Giant Coreopsis
32	Perennial	Coreopsis	grandiflora	Coreopsis
33	Perennial	Coreopsis	maritima	Sea Dahlia
34	Perennial	Coreopsis	verticillata	Coreopsis
35	Perennial	Heuchera	maxima	Island Coral Bells
36	Perennial	Iris	douglasiana	Douglas Iris
37	Perennial	Kniphofia	uvaria	Red-Hot Poker
38	Perennial	Lavandula spp.		Lavender
39	Perennial	Limonium	californicum perezii	Coastal Statice
40	Perennial	Limonium	californicum var. mexicanum	Coastal Statice
41	Perennial	Oenothera spp.		Primrose
42	Perennial	Penstemon spp.		Penstemon
43	Perennial	Satureja	douglasii	Yerba Buena
44	Perennial	Sisyrinchium	bellum	Blue-Eyed Grass
45	Perennial	Sisyrinchium	californicum	Golden-Eyed Grass
46	Perennial	Solanum	xantii	Purple Nightshade

47	Perennial	Zauschneria	'Catalina' ?	Catalina Fuschia
48	Perennial	Zauschneria	californica	California Fuschia
49	Perennial	Zauschneria	cana	Hoary California Fuschia
50	Shrub	Agave	americana	Desert Century Plant
51	Shrub	Agave	Amorpha fruticosa	False Indigobush
52	Shrub	Agave	deserti	Shaw's Century Plant
53	Shrub	Agave	shawii	NCN
54	Shrub	Agave		Century Plant
55	Shrub	Arctostaphylos spp.		Manzanita
56	Shrub	Atriplex	canescens	Hoary Saltbush
57	Shrub	Baccharis	pilularis	Coyote Bush
58	Shrub	Baccharis	salicifolia	Mule Fat "R"
59	Shrub	Carissa	macrocarpa	Natal Plum
60	Shrub	Ceanothus spp.		California Lilac
61	Shrub	Cistus spp.		Rockrose
62	Shrub	Cneoridium	dumosum	Bush rue
63	Shrub	Comarostaphylis	diversifolia	Summer Holly
64	Shrub	Convolvulus	cneorum	Bush Morning Glory
65	Shrub	Dalea	attenuata v orcuttii	Orcutt's Delea
66	Shrub	Elaeagnus	pungens	Silverberry
67	Shrub	Encelia	californica	Coast Sunflower
68	Shrub	Encelia	farinosa	White Brittlebush
69	Shrub	Eriobotrya	deflexa	Bronze Loquat
70	Shrub	Eriophyllum	confertiflorum	Golden Yarrow
71	Shrub	Escallonia spp.		Escallonia
72	Shrub	Feijoa	sellowiana	Pineapple Guava
73	Shrub	Fremontodendron	californicum	Flannelbush
74	Shrub	Fremontodendron	mexicanum	Southern Flannelbush
75	Shrub	Galvezia	juncea	Baja Bush-Snapdragon
76	Shrub	Galvezia	speciosa	Island Bush-Snapdragon
77	Shrub	Garrya	elliptica	Coast Silktassel
78	Shrub	Garrya	flavescens	Ashy Silktassel
79	Shrub	Heteromeles	arbutifolia	Toyon
80	Shrub	Lantana spp.		Lantana
81	Shrub	Lotus	scoparius	Deerweed
82	Shrub	Mahonia spp.		Barberry
83	Shrub	Malacothamnus	clementinus	San Clemente Island Bush Mallow
84	Shrub	Malacothamnus	fasciculatus	Mesa Bushmallow
85	Shrub	Melaleuca spp.		Melaleuca
86	Shrub	Mimulus spp.		Monkeyflower
87	Shrub	Nolina	parryi	Parry's Nolina
88	Shrub	Photinia spp.		Photinia
89	Shrub	Pittosporum	crassifolium	NCN
90	Shrub	Pittosporum	rhombifolium	Queensland Pittosporum
91	Shrub	Pittosporum	tobira 'Wheeleri'	Wheeler's Dwarf
92	Shrub	Pittosporum	undulatum	Victorian Box
93	Shrub	Pittosporum	viridiflorum	Cape Pittosporum
94	Shrub	Plumbago	auriculata	Cape Plumbago
95	Shrub	Prunus	caroliniana	Carolina Laurel Cherry
96	Shrub	Prunus	ilicifolia	Hollyleaf Cherry
97	Shrub	Prunus	lyonii	Catalina Cherry
98	Shrub	Puncia	granatum	Pomegranate
99	Shrub	Pyracantha spp.		Firethorn

100	Shrub	Quercus	dumosa	Scrub Oak
101	Shrub	Rhamus	alaternus	Italian Buckthorn
102	Shrub	Rhamus	californica	Coffeeberry
103	Shrub	Rhaphiolepis spp.		Rhaphiolepis
104	Shrub	Rhus	continus	Smoke Tree
105	Shrub	Rhus	integrifolia	Lemonade Berry
106	Shrub	Rhus	laurina	Laurel Sumac
107	Shrub	Rhus	ovata	Sugarbush
108	Shrub	Rhus	trilobata	Squawbush
109	Shrub	Romneya	coulteri	Matilija Poppy
110	Shrub	Rosa	californica	California Wild Rose
111	Shrub	Rosa	minutifolia	Baja California Wild Rose
112	Shrub	Salvia spp.		Sage
113	Shrub	Sambucus spp.		Elderberry
114	Shrub	Symphoricarpos	mollis	Creeping Snowberry
115	Shrub	Syringa	vulgaris	Lilac
116	Shrub	Tecomaria	capensis	Cape Honeysuckle
117	Shrub	Teucrium	fruticans	Bush Germander
118	Shrub	Verbena	lilacina	Lilac Verbena
119	Shrub	Xylosma	congestum	Shiny Xylosma
120	Shrub	Yucca	schidigera	Mojave Yucca
121	Shrub	Yucca	whipplei	Foothill Yucca
121	Tree	Acer	macrophyllum	Big Leaf Maple
122	Tree	Acer	saccharinum	Silver Maple
123	Tree	Alnus	rhombifolia	White Alder "R"
124	Tree	Arbutus	unedo	Strawberry Tree
125	Tree	Archontophoenix	cunninghamiana	King Palm
126	Tree	Brahea	armata	Blue Mexican Palm
127	Tree	Brahea	edulis	Guadalupe Palm
128	Tree	Ceratonia	siliqua	Carob
129	Tree	Cercis	occidentalis	Western Redbud
130	Tree	Cornus	stolonifera	Redtwig Dogwood
131	Tree	Eriobotrya	japonica	Loquat
132	Tree	Erythrina	caffra	Kaffirboom Coral Tree
133	Tree	Gingko	biloba "Fairmount"	Fairmount Maidenhair Tree
134	Tree	Juglans	californica	California Walnut
135	Tree	Lagerstroemia	indica	Crape Myrtle
136	Tree	Ligustrum	lucidum	Glossy Privet
137	Tree	Liquidambar	styraciflua	Sweet Gum
138	Tree	Liriodendron	tulipifera	Tulip Tree
139	Tree	Lyonothamnus	floribundus ssp. Asplenifolius	Fernleaf Catalina Ironwood
140	Tree	Melaleuca spp.		Melaleuca
141	Tree	Myoporum spp.		Myoporum
142	Tree	Nerium	oleander	Oleander
143	Tree	Parkinsonia	aculeata	Mexican Palo Verde
144	Tree	Pistacia	chinensis	Chinese Pistache
145	Tree	Pistacia	vera	Pistachio Nut
146	Tree	Pittosporum	phillyreoides	Willow Pittosporum
147	Tree	Pittosporum	viridiflorum	Cape Pittosporum
148	Tree	Platanus	acerifolia	London Plane Tree
149	Tree	Platanus	racemosa	California Sycamore "R"
150	Tree	Populus	alba	White Poplar
151	Tree	Populus	fremontii	Western Cottonwood "R"

152	Tree	Populus	trichocarpa	Black Cottonwood "R"
153	Tree	Prunus	caroliniana	Carolina Laurel Cherry
154	Tree	Prunus	cersifera 'Newport'	Newport Purple-Leaf Plum
155	Tree	Prunus	ilicifolia	Hollyleaf Cherry
156	Tree	Prunus	lyonii	Catalina Cherry
157	Tree	Prunus	xblireiana	Flowering Plum
158	Tree	Quercus	agrifolia	Coast Live Oak
159	Tree	Quercus	engelmannii	Engelmann Oak
160	Tree	Quercus	suber	Cork Oak
161	Tree	Rhus	lancea	African Sumac
162	Tree	Salix spp.		Willow "R"
163	Tree	Tristania	conferta	Brisbane Box
164	Tree	Ulmus	parvifolia	Chinese Elm
165	Tree	Ulmus	pumila	Siberian Elm
166	Tree	Umbellularia	californica	California Bay Laurel "R"
167	Vine	Antigonon	leptopus	San Miguel Coral Vine
168	Vine	Distictis	buccinatoria	Blood-Red Trumpet Vine
169	Vine	Keckiella	cordifolia	Heart-Leaved Penstemon
170	Vine	Lonicera	japonica 'Halliana'	Hall's Honeysuckle
171	Vine	Lonicera	subspicata	Chaparral Honeysuckle
172	Vine	Solanum	jasminoides	Potato Vine

APPENDIX 'B'

Undesirable Plant List

APPENDIX 'B'

Abies species	Fir Trees
Acacia species	Acacia (trees, shrubs, groundcovers)
Adenostoma sparsifolium**	Red Shanks
Adenostoma fasciculatum**	Chamise
Agonis juniperina	Juniper Myrtle
Araucaria species	Monkey Puzzle, Norfolk Island Pine
Artemesia californica**	California Sagebrush
Bambusa species	Bamboo
Cedrus species	Cedar
Chamaecyparis species	False Cypress
Coprosma pumila	Prostrate Coprosma
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leylandii Cypress
Cupressus forbesii**	Tecate Cypress
Cupressus glabra	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dodonea viscosa	Hopseed Bush
Eriogonum fasciculatum**	Common Buckwheat
Eucalyptus species	Eucalyptus
Heterotheca grandiflora**	Telegraph Plant
Juniperus species	Junipers
Larix species	Larch
Lonicera japonica	Japanese Honeysuckle
Miscanthus species	Eulalia Grass
Muehlenbergia species**	Deer Grass
Palmae species	Palms
Picea species	Spruce Trees
Pickeringia Montana**	Chaparral Pea
Pinus species	Pines
Podocarpus species	Fern Pine
Pseudotsuga menziesii	Douglas Fir
Rosmarinus species	Rosemary
Salvia mellifera**	Black Sage
Taxodium species	Cypress
Taxus species	Yew
Thuja species	Arborvitae
Tsuga species	Hemlock
Urtica urens**	Burning Nettle

** San Diego County native species

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www.ucfpl.ucop.edu. 2004. University of California, Berkeley, Forest Products Laboratory, College of Natural Resources. Defensible Space Landscaping in the Urban/Wildland Interface. A Compilation of Fire Performance Ratings of Residential Landscape Plants.

County of Los Angeles Fire Department. 1998. Fuel Modification Plan Guidelines. Appendix I, Undesirable Plant List, and Appendix II, Undesirable Plant List.

APPENDIX 'C'

Behave Plus Version 3.0.1
Fire Behavior Calculations

LosWillows N Boundary
Oct 26, 2006 at 14:16:44
Input Worksheet

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	2	percent
10-h Moisture	3	percent
100-h Moisture	5	percent
Live Herbaceous Moisture	30	percent
Live Woody Moisture	50	percent
Weather		
20-ft Wind Speed	60.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	45	deg
Terrain		
Slope Steepness	2	percent
Aspect (from north)	180	deg
Notes		

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always

for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	239.4	ft/min
Fireline Intensity	7027	Btu/ft/s
Flame Length	26.5	ft

BehavePlus 3.0.1 (Build 261)

LosWillows S Boundary
Oct 26, 2006 at 14:40:56

Input Worksheet

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	2	percent
10-h Moisture	3	percent
100-h Moisture	5	percent
Live Herbaceous Moisture	30	percent
Live Woody Moisture	60	percent
Weather		
20-ft Wind Speed	30.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	225	deg
Terrain		
Slope Steepness	2	percent
Aspect (from north)	180	deg

Notes

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always

for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	71.8	ft/min
Fireline Intensity	2009	Btu/ft/s
Flame Length	14.9	ft

LosWillows W Typical
Oct 26, 2006 at 14:42:20

Input Worksheet

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	4	percent
10-h Moisture	6	percent
100-h Moisture	8	percent
Live Herbaceous Moisture	50	percent
Live Woody Moisture	60	percent
Weather		
20-ft Wind Speed	10.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	225	deg
Terrain		
Slope Steepness	80	percent
Aspect (from north)	90	deg
Notes		

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always

for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	17.7	ft/min
Fireline Intensity	391	Btu/ft/s
Flame Length	7.0	ft

LosWillows S Typical
Oct 26, 2006 at 14:17:47
Input Worksheet

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	4	percent
10-h Moisture	6	percent
100-h Moisture	8	percent
Live Herbaceous Moisture	50	percent
Live Woody Moisture	60	percent
Weather		
20-ft Wind Speed	10.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	225	deg
Terrain		
Slope Steepness	2	percent
Aspect (from north)	180	deg
Notes		

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always

for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	9.4	ft/min
Fireline Intensity	196	Btu/ft/s
Flame Length	5.1	ft

LosWillows W Boundary
Oct 26, 2006 at 14:43:14

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	2	percent
10-h Moisture	3	percent
100-h Moisture	5	percent
Live Herbaceous Moisture	30	percent
Live Woody Moisture	60	percent
Weather		
20-ft Wind Speed	30.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	225	deg
Terrain		
Slope Steepness	80	percent
Aspect (from north)	90	deg

Notes

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	56.4	ft/min
Fireline Intensity	1584	Btu/ft/s
Flame Length	13.3	ft

LosWillows E Boundary
Oct 26, 2006 at 14:14:40

Input Worksheet

Modules: SURFACE

Input Variables	Input Value(s)	Units
Fuel/Vegetation, Surface/Understory		
First Fuel Model	9	
Second Fuel Model	2	
First Fuel Model Coverage	80	percent
Fuel Moisture		
1-h Moisture	2	percent
10-h Moisture	3	percent
100-h Moisture	5	percent
Live Herbaceous Moisture	30	percent
Live Woody Moisture	50	percent
Weather		
20-ft Wind Speed	60.0	mi/h
Wind Adjustment Factor	0.3	
Wind Direction (from north)	45	deg
Terrain		
Slope Steepness	70	percent
Aspect (from north)	270	deg

Notes

Run Option Notes

Two fuel model weighting method: two-dimensional spread [SURFACE].

Calculations are only for the direction of maximum spread [SURFACE].

Fireline intensity, flame length, and spread distance are always

for the direction of the spread calculations [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Results

Output Variable	Value	Units
Surface Rate of Spread (maximum)	225.5	ft/min
Fireline Intensity	6647	Btu/ft/s
Flame Length	25.8	ft

APPENDIX 'D'

Non-Combustible & Fire Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

I. **NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS** - *Metals USA Building Products Group - Ultra-Lattice*

Ultra-Lattice Stand Alone Patio Cover

Ultra-Lattice Attached Patio Cover

Ultra-Lattice Solid Patio Cover

Ultra-Lattice Vs. Wood

II. **FRX Exterior Fire-Retardant Treated Wood**

Decking (SFM Standard 12-7A-4)

III. TREX COMPANY, INC – "Trex Accents ®: Fire Defense ™ " wood and polyethylene composite deck board, nominal 5/4" thick x 5-1/2" width, nominal density of 0.036 lb/in^3.

Exterior Fire Retardant Treated (FRT) Wood

FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

Typical Exterior Uses

- Balconies
- Decks

Homeowners and Residential Architects: See this 2-minute video and the diagram below.

For information on fire retardant treated wood for exterior uses, visit www.frxwood.com.

Trex Accents®: Fire Defense™

The perfect blend of beauty and brawn.

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.

- Offers superior safety performance:
  - Exceeds ASTM E84 Class B Flame Spread.
  - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal WILDLAND URBAN INTERFACE (WUI)PRODUCTS Report. (PDF)

IV. SOLID "WOOD" DECKING (refer to San Diego County Building Division for specific building materials)

APPENDIX 'E'

Ignition Resistant Construction Requirements

APPENDIX 'E'

As of the date of this FPP, July 20, 2010, the following are the San Diego County requirements for ignition resistive construction requirements for new construction (which include requirements under the San Diego County Building Code effective January 30, 2008 as amended July 22, 2009 as Ordinance No. 4997 and amended October 14, 2009 as Ordinance No. 10014, and the San Diego Consolidated Fire Code of 2009

1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering, and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/4-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the California Building Standards Code, as referenced in the County Consolidated Code 2009. Ventilation louvers and openings may be incorporated as part of access assemblies.

2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.

3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.

4. Paper-faced insulation shall be prohibited in attics or ventilated spaces.

5. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having ½-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.

6. All residential structures will have automatic interior fie sprinklers installed according to the National Fire Protection Association (NFPA) 13D - *Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes* .

7. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.

8. The exterior walls surface materials shall be non-combustible or an approve alternate. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.

9. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure.

10. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies .

11. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.

12. All side yard fence and gate assemblies (fences, gate and gate posts) when attached to the home shall be of non-combustible material. The first five feet of fences and other items attached to a structure shall be of non-combustible material.

13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.

14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.

15. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1⅜ inches thick with interior field panel thickness no less than 1¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.

16. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
- Frame and sash are comprised of vinyl material with welded corners
- Metal reinforcements in the interlock area
- Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass).
- Frame and sash profiles are certified in AAMA Lineal Certification Program
- Certified and labeled to ANSI/AAMA/NWWDA 101/LS2-97 for Structural Requirements

17. All windows shall be provided with 1/8 inch mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions

18. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow one-way direction rotation only; they shall not freely spin in both directions.

19. Combustible eaves, fascias and soffits shall be enclosed. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.

20. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with ¼-inch mesh corrosion-resistant metal screen or other approved material that offers equivalent protection.

APPENDIX 'F'

Project Facility Availability Form
DPLU #399-F for Fire

COUNTY OF SAN DIEGO
DEPT. OF PLANNING & LAND USE
5201 RUFFIN ROAD, SUITE B
SAN DIEGO, CA 92123-1666
(858) 565-5981 • (888) 267-8770

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Los Willows, Inc. — Owner's Name
760-731-7400 — Phone
530 Stewart Canyon Road — Owner's Mailing Address / Street
Fallbrook — City
CA — State
92028 — Zip

ORG_____
ACCT_____
ACT_____
TASK_____
DATE_____ AMT $_____

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION — TO BE COMPLETED BY APPLICANT

A.
- ☐ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Rezone (Reclassification) from_____ to_____ zone.
- ☒ Major Use Permit (MUP), purpose: Weddings & Team Building Events
- ☐ Time Extension...Case No. Weddings & Team Building Events
- ☐ Expired Map...Case No._____
- ☐ Other_____
- ☐ Specific Plan or Specific Plan Amendment
- ☐ Certificate of Compliance:_____

B.
- ☐ Residential . . . . . Total number of dwelling units_____
- ☐ Commercial . . . . . Gross floor area_____
- ☐ Industrial . . . . . Gross floor area_____
- ☒ Other . . . . . ~~Gross floor area~~ See Plot Plan

C. Total Project acreage 27.74 Total lots 1 Smallest proposed lot N/A

Assessor's Parcel Number(s)
(Add extra if necessary)

1	0	8	3	8	2	0	8

Thomas Bros. Page 1028 Grid G3

530 Stewart Canyon Road — Project address / Street
Fallbrook — Community Planning Area/Subregion
92028 — Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [signature] Date: October 26, 2009

Address: 530 Stewart Canyon Road, Fallbrook, CA 92028 Phone: 760-731-7400

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY — TO BE COMPLETED BY DISTRICT

District name North County Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: 4375 Pala Mesa Drive, 3.6 miles = 5 minutes

A. ☒ Project is in the District and eligible for service.
- ☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
- ☐ Project is not in the District and not within its Sphere of Influence boundary.
- ☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
- ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C.
- ☐ District conditions are attached. Number of sheets attached:_____
- ☒ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

- ☑ Within the proposed project 100 feet of clearing will be required around all structures.
- ☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[signature] — *Authorized signature*
S. Morel / Fire Marshal — *Print name and title*
760-723-2015 — *Phone*
10/27/09 — *Date*

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

APPENDIX 'G'

Fuel Treatment Exhibit

SHEET INDEX:

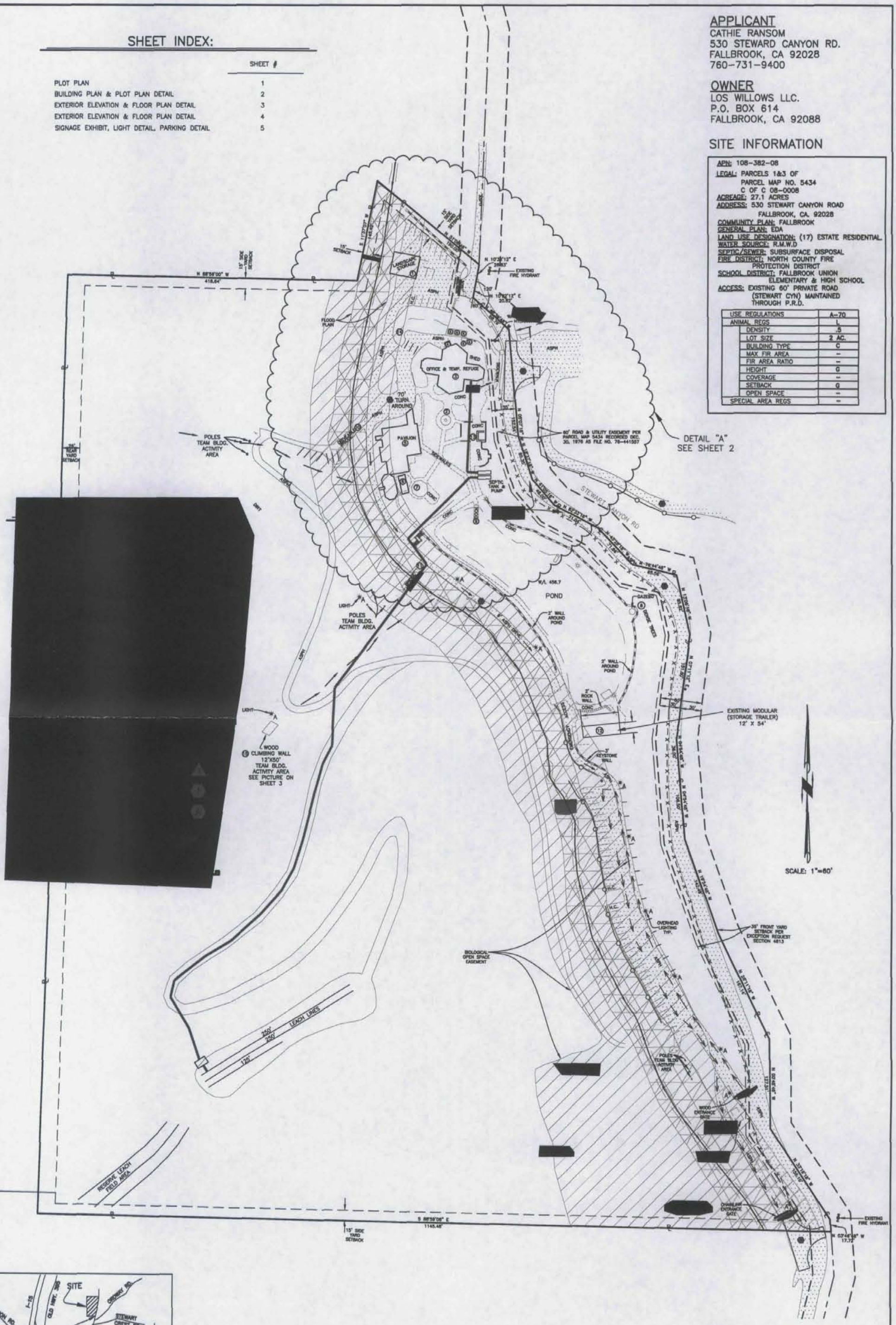
APPLICANT
CATHIE RANSOM
530 STEWARD CANYON RD.
FALLBROOK, CA 92028
760-731-9400

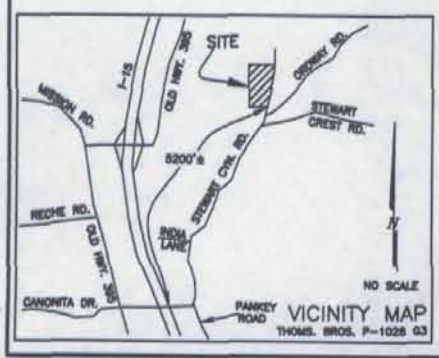
OWNER
LOS WILLOWS LLC.
P.O. BOX 614
FALLBROOK, CA 92088

SITE INFORMATION

APN: 108-382-08
LEGAL: PARCELS 1&3 OF PARCEL MAP NO. 5434 C OF C 08-0008
ACREAGE: 27.1 ACRES
ADDRESS: 530 STEWART CANYON ROAD FALLBROOK, CA. 92028
COMMUNITY PLAN: FALLBROOK
GENERAL PLAN: EDA
LAND USE DESIGNATION: (17) ESTATE RESIDENTIAL
WATER SOURCE: R.M.W.D
SEPTIC/SEWER: SUBSURFACE DISPOSAL
FIRE DISTRICT: NORTH COUNTY FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: FALLBROOK UNION ELEMENTARY & HIGH SCHOOL
ACCESS: EXISTING 60' PRIVATE ROAD (STEWART CYN) MAINTAINED THROUGH P.R.D.

USE REGULATIONS	A-70
ANIMAL REGS	L
DENSITY	.5
LOT SIZE	2 AC.
BUILDING TYPE	C
MAX. FIR AREA	-
FIR AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	G
OPEN SPACE	-
SPECIAL AREA REGS	-





PLOT PLAN

MAJOR USE PERMIT
LOS WILLOWS
P-03-127
AUGUST 10, 2010

KARN ENGINEERING AND SURVEYING, INC., 129 WEST FIG STREET, FALLBROOK, CA 92028

I:\8200\SB_PLOT_PLAN_SHT_1

APPENDIX 'H'

Project Plot Plan

FIRE PROTECTION PLAN MAP
MAJOR USE PERMIT P-03-127

LOS WILLOWS
P.O. BOX 614
FALLBROOK, CA 92088

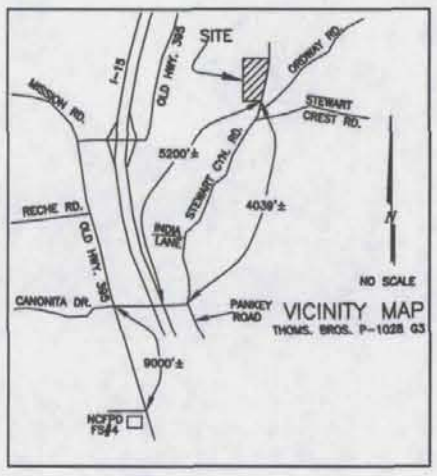
NEW APN: 108-382-08
PREVIOUS APN: 108-382-1&7
LEGAL: PARCELS 1&3 OF PARCEL MAP NO. 5434
ADDRESS: 530 STEWART CANYON ROAD FALLBROOK, CA. 92028

FIRE PROTECTION PLAN MAP LEGEND
LOS WILLOWS
SAN DIEGO COUNTY, CALIFORNIA

Symbol	Description
	IRRIGATED ZONE 1 (OWNER MAINTAINED) - The area within 50 feet of each main structure maintained to Irrigated Zone 1 criteria (see Fire Protection Plan for details). Exisitng landsceping must be irrigated and well maintained. Small numbers of existing plants on the unapproved plant list may remain as long they are irrigated and well maintained. All replacement plants must be from the approved San Diego County plant list. All combustible construction and materials are prohibited in this zone.
	ZONE 2 (OWNER MAINTAINED) - The area between 50 and 100 feet from each main structure begining from the outer edge of Zone 1, maintained to Zone 2 criteria as outlined in the Fire Protection Plan. All flammable native plants shall be removed with the resulting 50 feet of treated area irrigated, partially irrigated, or non-irrigated and maintained with single or small clusters of trimmed fire resistant native and ornamental plants, up to 48 inches in height, and trimmed native or ornamental trees limbed up 6 feet from the ground. Small numbers of existing plants on the unapproved plant list may remain as long they are well maintained. All replacement plants must be from the approved San Diego County plant list.
	ROADS AND DRIVEWAYS (OWNER MAINTAINED) - The area on each side of the improved width access roads and driveways shall be cleared or to a minimum of 20 feet on each side of the roadway or irrigated and maintained to Zone 1 criteria.
	Existing 6-Foot Non-Combustible Wall

Prepared for: Los Willows
530 Stewart Canyon Road.
Fallbrook, CA 92028

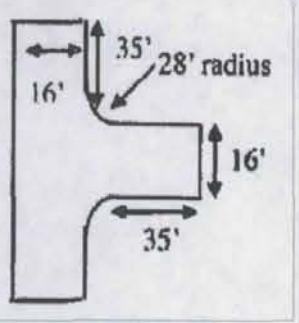
Prepared By: *FIREWISE 2000*, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone: 760-745-3947



NE Wind 60 MPH
Combined FM 9/FM 2
Flame Length 26.5 Feet

SW Wind 30 MPH
Combined FM 9/FM 2
Flame Length 14.9 Feet

DETAIL
HAMMERHEAD TURNAROUND



GATE LOCATIONS PER FIRE PROTECTION PLAN APPROVED BY N.C.F.P.D. GATES MUST BE AUTOMATIC OPEN FULL CODE WIDTH WITH KNOX KEY OVERRIDE & MEET UL 325 SPECIFICATIONS

60' ROAD & UTILITY EASEMENT PER PARCEL MAP 5434 RECORDED DEC. 30, 1976 AS FILE NO. 76-441557

STEWART CANYON RD

8' CHAINLINK FENCE ALONG ROADWAY

W/L 456.7
POND

HIGH Y

DENSE TREES

CLIMBING WALL

100 YEAR FLOOD PLAIN

TRASH AREA

WOOD ENTRANCE GATE

CHAIN LINK EXIT GATE

FIRE TURNAROUND

ZONE 1 MAINTAINED TO PUBLIC ROADWAY

SCALE: 1"=60'

Certified By

David C. Bacon

David C. Bacon, President *Date*

FIREWISE 2000, Inc.
26337 Sky Drive
Escondido, CA 92026
Telephone: 760-745-3947

I:\6200\SB_FIRE_PLAN

APPENDIX 'I'

Letter Dated 9/24/08 from NCFPD Previously Approving the FPP

NORTH COUNTY FIRE PROTECTION DISTRICT

315 East Ivy Street · Fallbrook, California 92028-2138 · (760) 723-2005 · Fax (760) 723-2004 · www.ncfire.org

September 24, 2008

County of San Diego
Department of Planning and Land use
5201 Ruffin Road, Suite B
San Diego, Ca. 92123-1666

RE: Revised Major use permit P03-127 Los Willows

Please review the following comments pertaining to fire protection for this proposed development. This project has an approved fire protection plan that explains the "Shelter in Place" concept proposed for the facility.

ACCESS: The applicant has met the requirements listed below for access:

- Improve Stewart Canyon Access road along property boundary to 24 feet A/C surface width in accordance with San Diego County Private Road Standards. (The terrain makes this requirement difficult and I have met with the applicant and agreed upon some areas where the road could be widened and turn around and turnouts shall be installed.)
- Improve access to parking areas to meet a minimum of a 28 foot inside turning radius with a minimum of 16 foot improved A/C width. Vertical clearance of 13 feet 6 inches.
- Provide a parking lot lay out with dimensions that clearly show the direction of traffic flow.

COMBUSTIBLE VEGETATION CLEARANCE:

- The applicant had completed most of the vegetation clearance required as of approximately 6 months ago. The implementation of the Fire Protection Plan enabled the project to withstand the Rice fire with little damage.
- Remove all unapproved non native plant specimens. See the attached approved list.
- Clear vegetation 15 feet along both sides of roadways.
- Provide and maintain combustible vegetation clearance standards addressed in the Fire Protection Plan.

OTHER:

- Provide the plot plan in a digital format that includes the recommendations stated above.

Please feel free to contact me if you have any questions.

Sid Morel
Fire Marshal

APPENDIX 'J'

Revised 30Jun 2010

Los Willows Fire Evacuation Educational Materials for Guests

Los Willows

luxurious ceremony & reception garden estate

For your safety, in the unlikely event of a brush fire, Los Willows' trained staff will follow the guidelines of the North County Fire Department, which requires, if deemed safe, escorted relocation to your vehicle, allowing you to then easily exit Stewart Canyon. In the rare instance of a fast moving fire that allows little or no time to safely relocate, all guests will be escorted to our fire-safe shelter aka our Event Planning Studio conveniently located just steps away from the pavilion providing a self-sustaining safe haven. Guests may remain safely and comfortably within this shelter during an actual fire or until the threat of fire passes. Thank you for your cooperation in the case of such an event!

530 Stewart Canyon Rd., Fallbrook, CA 92728

www.loswillows.com info@loswillows.com 760-731-9400

A note about your safety.....

At Los Willows, we've carefully planned every detail at our facility to ensure your special day runs smoothly. This includes emergency preparedness. For example, in the unlikely event of a brush fire, Los Willows' highly trained staff follows the guidelines of the North County Fire Department, which requires, if deemed safe, escorted relocation to your vehicle, allowing you to then easily exit Stewart Canyon.

In the rare instance of a fast moving fire that allows little or no time to safely relocate, Los Willows provides a state-of-the-art fire-safe shelter on our property, at the north end of our lake that provides a self-sustaining 2,400 sq. ft. safe haven for 250 people. Guests may remain safely and comfortably within this shelter during an actual fire or until the threat of fire passes.

This security measure is not offered at most wedding facilities and is just one more detail that demonstrates Los Willows' commitment to your comfort, security, and ultimate satisfaction for the perfect wedding day.

Discover your perfect wedding...

Los Willows

...where we make all your dreams come true.

Tucked away in a lush and peaceful valley...

...Los Willows is a private estate specializing in unforgettable weddings and receptions in North San Diego County. Hosting only one celebration at a time, we treat you as a treasured member of our family, with our only goal making sure your wedding is everything you dream it will be.

Never a carbon copy of a previous wedding, your wedding will stand apart because the choices are endless. Arrive to your wedding in a horse and carriage or surprise your guests as you glide in a chauffeured boat across a natural spring-fed lake in romantic style to make your grand entrance. We believe that beautiful moments require beautiful details and, at Los Willows, nothing is overlooked. From our vast array of tantalizing menus including ethnic, theme, and vegan to our uncompromising service, we will please even your most discriminating guest.

Los Willows has hosted weddings in Southern California for over twenty years and with that we bring our vast experience that allows you to plan your perfect wedding without worry. Call today to schedule a tour of our spectacular facility. You won't be disappointed!

"Last night all my dreams came true, I married the man of my dreams – and he swept me off into this 'castle in the clouds'. Thank you all so much for helping to create my childhood dream. Having this beautiful and peaceful place all to ourselves for our first night as man and wife was delightful. May everyone come to know the joy that I feel right now. This was our fairytale happily- ever-after!

With Love."

- Chris and Lani Henschen

Your Wedding at Los Willows

Imagine your wedding day in your own 44-acre private luxurious estate. Exchange vows in a romantic garden wedding lakeside gazebo featuring a chimed bell tower under the graceful weeping willow tree.

To enhance your wedding experience, glide in a chaffered boat across a natural spring-fed lake to make a dramatic ceremony entrance or take a "just married" champagne cruise following your nuptials.

Celebrate your reception with tantalizing cuisine then dance the night away in our large, lavishly draped reception pavilion featuring a one-of-a-kind

6' Swarovski crystal chandelier. Make a memorable departure in our vintage Rolls Royce and escape with your beloved to our European Style Inn & Spa surrounding by hillside vineyards and views that go on forever.

Celebrate your day with all the formal amenities of a five star resort, but in complete privacy. On your most special of days, the staff of Los Willows is devoted exclusively to you and your wedding party.

When it's everything you've imagined it's no longer a dream!

Driver's Script:

Welcome to Los Willows, and the beginning of what we hope will be a wonderful day/evening!

For your comfort and peace of mind, we've thought of everything! As we arrive to the wedding grounds, and you exit this shuttle, please note that straight in front of you is our Event Planning Studio. This unique building also doubles as a state-of-the-art fire safe shelter that provides a self-sustaining safe haven in the unlikely event of a brush fire. In such an event, our priority is to safely escort you to your vehicle so you could safely exit our canyon, but if necessary, we've got your safety covered by providing our shelter where you would comfortably remain during an actual fire or until the threat of a fire passes.

Please enjoy your time here at Los Willows, knowing that we make your comfort, enjoyment, and safety our priority.

APPENDIX 'K'

Emergency Relocation Temporary Safe Refuge Plan

APPENDIX 'K'
Part 1

Emergency Relocation/Temporary Safe Refuge Plan

Visitors to Los Willows will be provided with information prior to arrival and/or at the time of arrival which will apprise them of risks associated with large vegetation fires which may occur in the immediate area during their stay. Visitors will be informed that Los Willows staff, trained by the North County Fire Protection District, will escort them to the 2400 square foot ignition resistant Temporary Safe Refuge building located near the wedding pavilion.

This initial information will not be detailed. Rather, it will be a brief notice of the potential for such a wildfire event and act as a confidence building device. Should the unlikely event occur, the visitors will be directed to the Temporary Safe Refuge (TSR) building and there receive a detailed explanation of the circumstances and an opportunity to participate in an analysis of relevant information, in real time, and the resulting iterative decision-making process. Staff will describe active and passive features of the TSR facility; the building, the features designed into the area immediately surrounding the building including vegetation management, and the level of staff training. The "go" – "no go" sheet developed by the California Fire Chiefs' Association (Deciding Whether to Relocate or take Temporary Safe Refuge) will be facilitated for the visitors and each decision point will be discussed.

Guests will be provided with direct phone numbers for the North County Fire Protection District (NCFPD) in the event of a fire and will be directed to utilize this telephone number in lieu of 911. The current direct phone number for NCFPD is (760) (723-2005) or the Duty Chief at 760-723-2018. Visitors and guests will also be informed of their ability to contact the NCFPD directly at its website: www.northcountyfireprotectiondistrict.org. The Fire Coordinator for Los Willows will maintain updated emergency telephone numbers and contact information for the NCFPD during fires or emergencies and will provide this updated information to visitors and guests should it change.

The body of information assembled for such purposes will be subject to periodic review and approval by the North County Fire Protection District and will include audio visual aids. Should the relocation option be chosen for some or all of the visitors, the staff will lead those visitors away from the facility and the fire threat, and be responsible for accounting for those visitors and their respective endpoints, and for documentation of the same.

Visitors and guests will be informed that decisions on evacuation of guests or use of the TSR building will be subject to the direction provided by the North County Fire Protection District and they are to follow these directions. The movement of guests or visitors for evacuation or to the TSR building will be handled by the trained Los Willows staff under the guidance of the appointed Fire Coordinator.

The TSR building will be 2400 square feet and will have bathrooms, air conditioning, and automatic fire sprinklers. The building will be ignition resistant, consistent with the most restrictive of elements of the San Diego County Fire Code requirements, and the current and proposed California Building Code, Chapter 7a. In addition the building will be provided with vents that prevent the entry of burning embers. The TSR building will have optimum communication systems in place and operable at all times that visitors are on site. This will include radio, television, telephone, fax and internet capability, with back-up power for those devices. Back-up power will be provided for the building and pathway lights.

The pathway to the building will be lighted and appropriate for wheel chair and shuttle use. Two-way radios will be utilized by all staff to coordinate active protection efforts outside of the building, such as fire hose use, and escorting any visitors during relocation. Contact information such as telephone numbers, (including

cellular, fax numbers, e-mail addresses, radio frequencies and staff descriptors) shall be maintained and updated as needed, and reviewed at least annually.

Staff training will be as recommended by the North County Fire Protection District and records of such training shall be maintained. Periodic exercises will be performed on site in order to assure the effectiveness of these procedures and efficiency of staff. Frequency will be a product of staff turnover and observed exercise performance. These provisions are an obligation that transfers to subsequent purchasers and will be made a narrative deed encumbrance in order to provide actual and constructive notice to same.

APPENDIX 'G'- Part 2 of this Plan will contain the documentation supporting the Temporary Safe Refuge effort and will be designed as a "pullout" section of the Plan in order to conveniently utilize it during the potential emergency and will include copies of handouts, and updated information such as contact names, numbers, procedures, and timelines. These elements are exemplar. The final form and format are subject to revision by NCFD as needed.

Part 2

What is Temporary Safe Refuge?
During a wildfire, taking safe refuge means to stay inside a house or structure that is fire-resistive and air tight, and remain there until the emergency is over or until the situation evolve to a point where relocation becomes appropriate. The Temporary Safe Refuge Building at Los Willows has been designed and constructed to provide the utmost protection against the threat of fire.

Why Not Evacuate?

FACT: *Most wildfire-related deaths occur during evacuation efforts.*
Factors contributing to the high number of evacuation injuries and deaths include: heavy smoke, flying embers, panicked drivers and the sheer volume of cars and horse trailers on the road.
During past wildfires, dark smoke and last minute evacuations have caused panicked evacuees to drive off roads and crash, trapping them in the fire's path.

Traffic collisions are also common during evacuation efforts. These incidents compromise the evacuation of other residents, as well as delay firefighters from protecting property threatened by flames.
For these reasons, it is safer for visitors and staff at Los Willows to stay inside the fire-resistive building than risk evacuating on dangerous roadways.

What elements of a successful Temporary Safe Refuge facility are provided?

1) Fire resistive construction utilizing current and proposed California Building Code, Chapter 7a.
2) Automatic fire sprinklers in compliance with standards for public assembly areas
3.) Building size will exceed the required 7 sq. ft. per person x maximum capacity of 250 people so that Los Willows can accommodate additional people (neighbors) if needed.
4) More than 100 ft. of defensible space will surround the Refuge building. This means proper maintenance of existing trees and clearance of any brush be it on Los Willows property or surrounding property.
5) Optimum Communication systems including radio, television, telephone, fax and internet capability with back-up power for those devices.

6) Refuge building will have adequate water supply via hydrant and in addition, a standalone proprietary hydrant that is gravity fed from the onsite lake providing ample supply of water.
7) Adequate access for emergency vehicles.
8) Back up power for building lights in case of power outage.
9) Safe and efficient relocation from the assembly area of the Pavilion to the Refuge building will be assured through the use of:

a. Adequate lighting on pathway leading from Pavilion to Refuge building. Proposed lighting is included and is designed for commercial use. Lights are low to ground (approx. 3' in height) and cast light on to the pathway for better safety. A small power generator will be stored at the Refuge building and wiring from trail lighting will be set up so that in the case of a power failure, lighting will remain on.

b. A designated pathway for pedestrian traffic from pavilion to Refuge building comprised of a combination of cement sidewalk and once next to the lake, a decomposed granite and cement mixture to create a hardened surface, while retaining a more natural aesthetic look for the wedding facility. Areas where erosion is a problem will be paved so that there is no possibility of rutting which could pose a risk during the walk to the Refuge building.

c. Two-Way Radios will be used by all staff to coordinate escorting of visitors during relocation.

How are Visitors notified of the Los Willows Temporary Safe Refuge?

1) Temporary Safe Refuge Notices:
Visitors attending a special event at Los Willows enter through the double gates on the southern end of the property. Without exception, Los Willows provides a uniformed attendant to greet guests and direct traffic ensuring that all visitors park in the large parking area provided while bride, groom, immediate family and wedding party are directed to the upper lot where the office parking is located on the northern end of the property.

When a visitor is directed to the large, designated parking area, the attendant provides each driver of each vehicle a notice which alerts drivers when exiting Los Willows at the end of the function to drive safely. On the reverse side of this slip, Los Willows will provide important safety information in the event of a wildfire. The notice will read:

In the unlikely event of a wildfire, Los Willows has provided, per the guidelines of the North County Fire Department, a Temporary Safe Refuge facility to which trained staff will direct you for safe refuge.

2) Information will be provided during the guest Shuttle from Parking Area to Event Facility. After visitors have parked in the designated parking area at Los Willows, a shuttle is provided to transport guests to the Event Pavilion. The shuttle driver will be trained and directed by Los Willows to point out the Temporary Safe Refuge building and the pathways that access it.

3) On the back of the wedding or social event program, when utilized, Los Willows will provide the Safe Refuge information to further educate its visitors.

4) Notices will be posted at Restroom Area. Since the typical event at Los Willows lasts 5 hours, it is most likely that each individual will make at least one trip to our restrooms. In this location, Los Willows will post signage that informs the public of our Safe Refuge Facility and access routes to it.

5) DJ Announcement: All events at Los Willows utilize a DJ or Master of Ceremonies. In either case, both have a public address system and will make a quick statement about the Los Willows safety features. The announcement will go as follows:

"Restrooms are located on the south end of the pavilion (points over to restrooms. Please remember smoking is strictly prohibited inside the Ballroom Pavilion and Restrooms. In the unlikely event of a wildfire, please follow the directions of our trained staff who will either direct you to our Temporary Safe Refuge building or assist you in reaching your vehicles for evacuation. At this time, the four primary staff members will be introduced: the Fire Coordinator, Security Guard, Event Coordinator and Banquet Captain."
The announcement will conclude with:
"These good people are here to ensure you enjoy this event. Please let them know if you need any assistance throughout the evening. You are to follow their directions for any evacuation or relocation to the TSR building"

6) Parking or Guests that park in the office parking lot (north end of the property) will be handed the Temporary Safe Refuge notices during rehearsal which takes place the day before and for any event planning on site. In this informal environment, the security guard is introduced at this time to take care of any problems related to the wedding and also at this time, the security guard can physically point out the shelter to everyone present and how, in the unlikely event of a wildfire, we have a specific evacuation procedure.

Procedures for Relocating Visitors and Staff from Pavilion to the Temporary Safe Refuge

When notified of a potential fire threat, the Los Willows' Security Guard or Fire Coordinator will utilize the PA System in the Pavilion and make an announcement that directs people to initially assemble inside the tent. All employees will be present at this time in the tent along with all visitors. It will be announced that we are immediately moving all persons to the Temporary Safe Refuge Building and that we will be going in one large group with one of our staff leading the group, one in the center of the group, and one bringing up the rear of the group. These three employees are the Security Guard, Banquet Captain and Coordinator which were introduced to them earlier. Other remaining employees will have specific duties to include:

Employee #1 (Shuttle Driver)

1. Assist elderly and handicapped into shuttle and transport to Temporary Safe Refuge. The paved access road will be utilized for this purpose. Judging by the number of people needing transportation, employee #3 may be tasked with utilizing a second shuttle prior to accomplishing his other duties.

Employee #2 (Bartender)

1. Shut all windows and doors in the Events Office and Sheds.
2. Turn off all air handling equipment (heating, ventilation and or air/conditioning)
3. Switch telephone message to pre-recorded announcement that indicates Facility is closed and that staff and visitors are remaining in the Temporary Safe Refuge facility on premise until authorities advise it is safe to leave.

Employee #3 (Banquet Server)

1. Assume same duties as Employee #1 if required.
2. Look for people who did not assemble with the crowd and direct them to the Temporary Safe Refuge. If needed, this person will drive shuttle for the handicapped and it will take priority over primary duty.

Procedures after occupying the Refuge Building

Once all visitors and staff are situated in the Building, the following tasks will take place:

Fire Coordinator or Security Guard –

1. Listen for fire updates on television or radio such as KOGO AM-600. Since electricity may go out, a battery or solar powered television or radio will be on hand.
2. Call the NCFD to alert them that staff and visitors at Los Willows are using the safe refuge area. If local phone lines are down, a cellular phone will be available and also correspondence via email.

Wedding Coordinator and Banquet Captain-

Write down the names of everyone in the room, and call our designated emergency contact to report who is in the room and their affiliation, i.e.: employee, visitor, neighbor, etc. Designated emergency contact will be Owner or General Manager as neither will be at the event premises at the same time. List may be oral, faxed or emailed depending on capability at the time.

Emergency Supplies to be housed in the Los Willows Refuge Building

1. Batteries for all battery powered appliances
2. Tool kit, duct tape, misc fasteners, cord, wire, etc.
3. Battery operated am/fm radio
4. Flashlights 5. Bottled water for drinking
6. First Aid Kit
7. Scanner to monitor frequencies recommended by NCFD

Fire Drills

Los Willows will provide at least two Temporary Safe Refuge drills annually. These drills will focus on the specific duties of staff members to ensure that safety procedures are carried out as outlined in the fire protection plan.

Additional Staff Training

Other training in addition to Safe Refuge procedures will be for staff to determine risk assessment in the use of portable fire extinguishers. Areas of training will cover:

1. Determination of Fire and the characteristics of an incipient stage fire or fires that can be extinguished with portable fire extinguishers and those that are beyond incipient stage.
2. Size of the Fire – If a fire is contained (such as in a waste basket) and not spreading to other materials or not higher that the firefighter's head vs. a fire involving flammable solvents or covering over 60 sq. ft. or cannot be reached from a standing position.
3. Immediate Environment – If room temperature is slightly increased with visible signs of smoke or is heat easily felt within 10-15' of fire and smoke is quickly filling room with decreasing visibility.
4. Evacuation Path – If there is a clear path way behind you as you fight the fire or is fire, heat and/or smoke blocking the evacuation path.

Training will help staff better identify when evacuation is necessary from such fires. All Los Willows employees are trained on the use of portable extinguishers and such extinguishers are inspected, tested and maintained.

North County Fire Contact information non-emergency

Phone: 760-723-2005 or the Duty Chief at 760-723-2018
Web: www.northcountyfireprotectiondistrict.org.

APPENDIX 'L'

Revised 24Jun 2010

Annual Certification

Annually prior to June 1 of each year North County Fire staff will inspect the site to verify compliance with the annual certification checklist, Results will be transmitted to DPLU by the Los Willows FC. This checklist will include maintenance of fuel modification zones as described in this fire protection plan along access routes and around structures and use areas on-site; that the assignment of the Fire Coordinator as a specific top level employee responsible for ensuring full compliance with the FPP has been achieved and is in place; verification that all contact information is current including fire service contact numbers and websites; a log has been maintained for the prior year that keeps track of red flag events, a summary of Fire Coordinator actions during the previous year, verification that the annual training of Los Willows employees by NCFPD has been completed, and verification that guests are receiving the hand-out and announcement distributions attached as Appendix J. Annual maintenance of the fuel modification zones minimizes fire hazards on site and provides a safe distance for structures from anticipated worst-case fire events. Annual verification of the actions of the Fire Coordinator and red flag events ensures safe civilian evacuation and minimizes the on-site fire risk. Verification of employee training ensures that employees are appropriately trained for both civilian evacuation during wildfire events and in the coordination of guests to the Safe Refuge structure where evacuation is not feasible. The handouts and announcements ensure that members of the public utilizing project facilities have been properly educated on evacuation strategies and procedures to ensure an organized and safe civilian evacuation is implemented.

Annual Certification Process

Annual Certification and Training Requirement Check List of Required Actions

- Certification by local fire authority to County DPLU by June 1 yearly.
- FMZs maintained to plan specifications both along access and on site, before May 1st.
- Fire Coordinator (FC) assignment on site, specific top level employee.
- Ensure related contact information in Triggers is current, fire service and websites
- "Log Book" noting the following items
    - "Red Flag" events (date, time)
    - Assigned FC actions noted: monitored, contacted FD, cancelled event.
    - Employee training
    - Handout/Announcement distribution
    - Other noteworthy events as needed.

Items will be trained on annually, prior to the June 1st required submission date.

Review of prior years Log Book actions will be used as part of the training cycle.